

DELEGATED REPORT

Application No:	P/22/0156
Site Address:	Yr Aelwyn Upper Vaynor Road Cefn Coed Merthyr Tydfil CF48 2HF
Development:	Single storey extension and 2 no. juliette balconies to the front, front canopy, 2 no. first floor bay windows to the rear and other external alterations
Case Officer:	Rebecca Owens
Site Visit:	27th June 2022
Application Expiry Date:	15th August 2022
Consultation reply date expired:	11th July 2022

APPLICATION SITE

The application relates to a large detached property (formerly two semi-detached dwellings) with an extensive curtilage. The site is located within a mainly residential area and is in the settlement boundary. It is bound by other residential properties a lane and highway. The site slopes quite significantly upwards from the highway to the front, to a level plateau where the dwelling occupies an elevated position. The rear garden is then elevated above the dwelling, increasing in height in tiers.

PROPOSED DEVELOPMENT

Full planning permission is sought for a single storey extension, front canopy and two Juliette balconies to the front elevation, two first floor bay windows to the rear elevation and other external alterations.

The existing front elevation is characterised by two projecting two storey gable features. It is proposed to infill the area between these with a single storey front extension. The extension would be the same depth as the gable features (0.8m) and would fill the width with between them (1.1m). It would have a flat roof which is 3.1m high and would feature a full length front window. A canopy is proposed around the gable features (including the proposed extension). This would be 8.8m in width and a maximum depth of 1.25m, projecting 0.75m either side of the gable features and 0.5m forward of their front elevations. The canopy would have a flat roof with a height of 3.1m and would be supported by posts at the corners. The first floor windows in the gable features would be replaced with glazed doors and Juliette balconies are proposed to the front.

To the rear, two first floor bay windows are proposed. These would project off the rear elevation by 0.8m, would be 3.75m in width and would be a minimum height of 2.8m off the ground. The rear roof plane of the main roof would be extended to cover the bay windows and the gap between them. They would be substantially glazed on all sides and would each serve a bedroom.

Other external alterations include:

- Alterations to all windows and doors in the front elevations including the replacement of the ground floor windows in the front gable features with full length windows and the removal of a door and insertion of a window in its place;
- Alterations to all windows in the side elevations including the insertion of a side window in the porch, repositioning of a first floor window in the south western facing side elevation and the removal of a ground floor window in the north eastern facing elevation
- Alterations to all windows and doors in the rear elevation including the removal of first floor windows, the removal of a back door and the insertion of two sets of French doors with glazed side panels; and
- The removal of an existing single storey rear annexe.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

The relevant planning history is summarised below:

P/09/0210 Erection of detached garage
 Granted planning permission subject to conditions on 17th September 2009

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site is located in semi-rural area in which there are a variety of dwellings of different designs, scales and materials. As such there is no uniformity within the streetscene allowing for more scope in terms of alterations to this property. It is noted that the proposal would result in a notable alteration to the dwellings overall appearance, mainly through changes to the fenestration which would give it a more modern appearance. However, within the context of the site, these would not harm the character of the wider area and much of these alterations can be undertaken without planning permission. In terms of the front extension, it is noted that additions to the principal elevation would not generally be supported given their visual prominence. However, the extension proposed is of modest proportions and would be subtly located between two front gable features. As such, in this case, the extension would not be overly apparent within the front elevation, and when viewed in relation to the other proposed alterations it is considered that it would appear congruous and in keeping. Similarly, no concerns are raised with respect to the front canopy which is also deemed to be proportionate and sympathetic. In terms of the rear bay windows, it is acknowledged that these do not appear to be a feature within the area. However, there is already an existing first floor bay window on the dwelling which would be removed. Given the variety of housing designs in the area and the fact that these bay windows would be located to the rear (where they would be less prominent), it is not considered that they would harm the character of the dwelling or indeed the wider area to an objectional degree and as such are generally deemed to be acceptable in terms of their visual impact.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants and it is noted that the site is surrounded by other dwellings on three sides. However, it is not considered that the developments would have any significant impact in this respect. Given their distance from the boundaries of the site, the front extension, canopy and rear bay windows would not have any overbearing impact or result in any overshadowing or loss of light to neighbouring properties. It is recognised that the front extension would include a new ground floor window but this would only overlook the expansive front garden and views from it would be no greater than those from the existing front windows. Whilst a first floor window is to be relocated in the south western side elevation this would serve the stairs and landing which are not classed as a habitable room. Notwithstanding this, given the close proximity of this windows to the adjacent boundary it is recommended that a condition is attached to any planning permission issued which requires this windows to be obscure glazed and only openable 1.7m above internal floor level. The rear bay windows would introduce larger first floor windows into the rear elevation but these would be a sufficient distance from the rear boundary line to avoid any harmful overlooking to the adjacent properties. In addition, whilst the bay windows would incorporate windows in their side elevations, which would look directly towards the side boundaries of the site and the properties beyond, these would be over 8m away and only allow views in this direction when standing in close proximity, on balance it is not considered that they would give rise to a level of overlooking

and loss of privacy that would warrant the refusal of the application on such grounds. Finally, whilst there are a number of changes relating to the windows and doors within the dwelling, it is not considered that these changes would have a significantly greater impact on neighbouring properties. Indeed, the majority of these would not require planning permission. It is also noted that no representations were received following the publicity exercise.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (“the WBFG Act”) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Having regard to the above considerations, it is considered that the proposal is acceptable in terms of its impact on both visual and residential amenity and as such would accord with Policy SW11 of the LDP. Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Proposed layout, Drawing Number: 287-DHA-XX-ZZ-DR-A-0125
Revision 04, Received on 20 June 2022

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. The materials to be used in the construction of the external surfaces of the extension elevations and roof over the bat windows shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the development hereby permitted is brought into use, the first floor window in the south western side elevation (serving the stairs and landing) shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

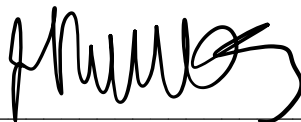
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/7/22