

DELEGATED REPORT

Application No:	P/21/0060
Site Address:	2 Charlotte Gardens Ivor Street Dowlais Merthyr Tydfil CF48 3LJ
Development:	Single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	9th March 2021
Application Expiry Date:	22nd April 2021
Consultation reply date expired:	22nd March 2021

APPLICATION SITE

The application site relates to a semi-detached dwelling, 2 Charlotte Gardens, accessed off Ivor Street in the area of Dowlais. The dwelling appears to remain largely original and does not benefit from any extensions. It is served by a private rear garden area (which meets the boundary with Garden Street) and benefits from on-site parking area at the front of the dwelling.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension to the rear of the dwelling to provide an extended kitchen/dining area.

The extension would extend to the full width of the property and measure 5.25 metres wide, 3.05 metres deep, with a 3.5 metre ridge height. It would be finished with concrete roof tiles, brickwork elevations and UPVc windows.

PLANNING HISTORY

The council's records do not show any other recent or planning history relevant to the assessment of this application.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to nearby occupiers. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to a discrete, proportionate and sympathetic addition to the dwelling. Whilst the rear extension may be viewed from the rear highway, since the rear garden adjoins the boundary with Garden Street, any views achieved would be largely limited by the 2 metre high timber fence which encloses the garden area. The external materials of the extension would also match those that already exist on the property. Thus, the extension would appear as a subordinate and sensitive addition to the dwelling. The proposed development is therefore not considered to adversely impact upon the character and appearance of the dwelling and would accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the dividing boundaries with the neighbouring dwellings, 1 and 3 Charlotte Gardens, and these are the properties most likely to be impacted by the proposed development.

In respect of 1 Charlotte Gardens, the extension would run immediately adjacent to the boundary with this neighbouring property. However, it would only project 3.05 metres from the rear of the existing dwelling and would have an eaves height of 2.35 metres. This, combined with the existing 2 metre (approx.) high fence dividing the boundary between these two properties would ensure that the proposal does not have any significant overbearing impact upon these neighbouring occupiers. Likewise, it would not be considered to result in any significant loss of light or privacy (given the absence of any side facing windows, which could potentially provide direct overlooking in to the neighbouring gardens of adjoining or adjacent occupiers). It should also be noted that no letters of representation have been received as a result of the publicity exercise. The relationship between the proposed development and this existing neighbouring dwelling would therefore be acceptable and comply with LDP Policy SW11.

Likewise, the relationship between the proposed extension and the occupiers at 3 Charlotte Gardens is also deemed acceptable. Since this neighbouring property is detached from the application dwelling, the proposed extension would be sited approximately 2.5 metres from the dividing boundary with this dwelling. This distance, combined with its height and overall scale would ensure that the proposal does not appear significantly overbearing when viewed from this neighbouring property. Furthermore, it would not cause any significant loss of light or privacy (since no side facing windows are proposed, as previously discussed). It should also be noted that no letters of representation have been received as a result of the publicity exercise. The relationship between the proposed development and this existing neighbouring dwelling would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide extended living accommodation and as such, would not increase the demand for on-site parking. Thus, the proposal would not have any detrimental impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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.

Accordingly the following recommendation is made:

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

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 no: hdw/ph/sp.01, received: 25th February 2021.

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

INFORMATIVES

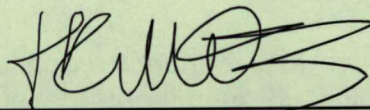
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/4/21