

DELEGATED REPORT

Application No: P/20/0257

Site Address: Ty Camlas
Pond Row
Abercanaid
Merthyr Tydfil
CF48 1YS

Development: Erection of conservatory

Case Officer: Rebecca Owens

Site Visit: 9th November 2020

Application Expiry Date: 21st December 2020

Consultation reply date expired: 23rd November 2020

APPLICATION SITE

The application relates to a detached dwelling located within the settlement boundaries in a mainly residential area. The site is bound by highways to the front and rear (with a watercourse running between the curtilage and highway at the rear) and other dwellings on either side. The application site is set at a significantly lower level than the highway to the front (south-west) and features a raised parking area, which is at the same level as the adjacent highway but above the slab level of the dwelling.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a conservatory on the front elevation of the dwelling. The proposed conservatory would be 4m in depth by 3.75m in width and would have a pitched roof with a ridge height of 3.25m. The conservatory would be fully glazed (with glazed elevations and roof) and would feature French doors in its south east facing side elevation).

PLANNING HISTORY

The relevant planning history is detailed below:

- P/16/0072 Sunroom to the rear of the property
Granted planning permission subject to conditions on 29 April 2016
- P/06/0500 Retention of footbridge serving new dwelling (disabled access)
Granted planning permission on 24 November 2006
- P/05/0096 New house and associated ground works (Reserved Matters)
Granted planning permission subject to conditions on 18 April 2005

P/04/0479 Residential development (1 No. unit)
Granted outline planning permission subject to conditions on 30 November 2004

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

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

It is noted that the proposal is for a conservatory style extension to the front of the dwelling. Generally front extensions are not deemed to be acceptable due to their prominence within the streetscene. However, in this instance, the dwelling is set at a much lower level than the adjacent highway and is set below an elevated parking area (at the same level as the highway). Given that the extension would be sited at this lower level, in a discrete position, between the principal elevation of the dwelling and parking area, it would not be readily visible from the public highway and thus would not have any significant impact on the streetscene. As such it is not considered that the proposal would harm the character or visual amenities of the dwelling itself or indeed the wider area to an extent that would warrant the refusal of the application. It is therefore deemed to be acceptable in this respect and in accordance with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of surrounding occupants. In this respect it is noted that the application site is only adjoined by two dwellings, one to the north west and the other to the south east (Cilmeri and Ty Graig respectively). The extension would be erected in relatively close proximity to the shared boundary with the dwelling known as Cilmeri (sited about 1m away). However, given its modest size and the height of the existing boundary fence separating the two properties, the proposal would not have an overbearing impact, create any overshadowing/loss of light or result any overlooking or loss of privacy despite the north western elevation being glazed. Similarly, it is not considered that there would be any detrimental impact on the occupants of the dwelling known as Ty Graig. The extension would be sited about 8m from the boundary with this property and thus would not have any overbearing impact or generate any loss of light. Furthermore, whilst the south east elevation would comprise of glazing, it is not considered that there would be any significant overlooking given the presence of an existing boundary fence, the distance of the

extension from the boundary with this property (about 8m) and the fact that it looks towards the front parking area. It is also noted that no objections were received following the publicity exercise. The development would thus again comply with Policy SW11 of the LDP.

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.

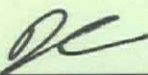
2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Block/Site Plan, Received on 26 October 2020.

Drawing Title: Proposed Elevations, Received on 26 October 2020.

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

RECOMMENDATION ENDORSED


P.P.

Head of Town Planning

DATE: 25. 11. 20