

DELEGATED REPORT

Application No: P/20/0251

Site Address: 59 The Oaks
Quakers Yard
Treharris
CF46 5HQ

Development: Proposed two storey rear extension and raised first floor balcony area

Case Officer: Rebecca Owens

Site Visit: 26th October 2020

Application Expiry Date: 15th December 2020

Consultation reply date expired: 16th November 2020

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area on the outskirts of the settlement boundaries. The site is bound by a highway to the front, undeveloped land to the rear and dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two-storey rear extension and first floor balcony area.

The two-storey extension would be 3.825m in depth by 6.065m in width and would have a pitched roof with a ridge height of 6.8m. The extension would feature a ground floor and first floor window in its south-east facing side elevation (the first floor window would be a fixed pane and fitted with obscure glazing) and ground floor and first floor bi-folding doors in its north-west facing side elevation. The rear elevation would have two ground floor windows and a large feature window at first floor level.

The first floor balcony area would be erected off the main rear elevation of the dwelling and would be adjacent to the north-western facing side elevation of the above extension. It would be 3.825m in depth by 3.45m in width and with a height of 2.68m (first floor level). The balcony would be supported by posts and would be accessed from the existing first floor French doors in the main rear elevation and from the bi-folding doors in the side elevation of the proposed extension. It would be enclosed with a 1.8m high, obscure glazed privacy screen along the north-western side and a 0.95m high glass balustrading along the north-east elevation.

PLANNING HISTORY

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

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 adjoining 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

The proposed two-storey extension is considered to be of an acceptable design and scale, which would not appear disproportionate or out of place on the dwelling. Whilst it is recognised that the fenestration is not strictly of the same design and scale as the existing windows, it would not appear incongruous, and as it is a rear extension it would not have any overtly harmful impact. Similarly, the proposed raised balcony area is considered to be of an acceptable appearance and would not represent a discordant addition to the property. However, as no external wall finishes have been specified for the extension it is recommended that a condition controlling this is included on any planning permission granted to ensure the extension complements the existing dwelling. Having made the above assessment, the impact of the development on the character and visual amenities of the dwelling and wider area is deemed acceptable. The scheme would therefore accord with Policy SW11 of the LDP and aforementioned SPG.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the proposal would only affect the adjoining dwellings on either side known as numbers 58 and 60 The Oaks. Given the distance of the development from the shared boundaries with both of these properties, it would not have an overbearing impact or create any overshadowing or loss of light. It is noted that the extension features a first floor window in its south-eastern side elevation, which would allow for views into part of the rear garden of 58 The Oaks. However, this would have a fixed pane and would be obscure glazed which would prevent this. Furthermore, given its distance from the shared boundary and position adjacent to garages, it is not considered that it would result in an objectionable degree of perceived overlooking. It is also acknowledged that the proposal includes a raised balcony area, which by their nature can result in overlooking and a loss of privacy. However, given that the proposal includes a privacy screen along its north-western side, views into the rear

garden of 60 The Oaks would be sufficiently restricted as to avoid any unacceptable harm in this respect. Views to 58 The Oaks would also be obscured by the two storey extension. Having regard to the above, and the lack of any representations following the publicity exercise, it is not considered that the proposal would have a detrimental impact on residential amenity. As such, it would be in accord with Policy SW11 of the LDP. However, to ensure that this remains the case it is recommended that conditions are attached to any planning permission controlling the level of obscurity of the first floor side window and privacy screen and ensuring their retention as such thereafter.

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: Existing and Proposed Floor Plans, Elevations and Proposed Section,
Drawing Number: hdw/ph/wg.01b, Revision B, Amended Plan Received on 12 November 2020.

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 wall surfaces of the extension 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 obscure glazed privacy screen shall be installed, in accordance with details of the level of obscurity which shall first be submitted to and agreed in writing by the local planning authority. The privacy screen 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 Replacment Local Development Plan

5. Before the development hereby permitted is brought into use, the first floor bedroom window in the south-east facing side elevation of the extension 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 Replacment Local Development Plan

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


P.P.

Head of Town Planning

DATE: 25.11.20