

DELEGATED REPORT

Application No: P/20/0264

Site Address: 20 Oakfield Street
Aberfan
Merthyr Tydfil
CF48 4QB

Development: Construct two storey rear extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 28th December 2020

Consultation reply date expired: 25th November 2020

APPLICATION SITE

The application site relates to a terraced dwelling, 20 Oakfield Street, in the area of Aberfan. The property lies in a street of similar sized dwellings of a similar appearance, some of which, including the application site, have been extended by means of single and/or two-storey extensions and/or garages/outbuildings. The street steeply rises from the east to the west and the roofs of the houses are therefore stepped to follow this gradient. The property, like others within the street, slopes steeply from the front (south) to the rear (north) and is served by a relatively long rear garden area, enclosed by a brick wall from the rear lane (which runs along the back of these dwellings). Some of the properties benefit from rear parking areas. The application property however is served by on-street parking only, located along the front highway.

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 two storey rear extension (with part single storey only) and extension to the front canopy.

This planning application is very similar to application P/20/0173, which was recently granted planning permission for the erection of a rear two storey extension and front canopy extension.

In respect of the proposed canopy extension, this part of the scheme has not been altered and is identical to the previous application (P/20/0173). Likewise, the ground floor part of the extension would not be altered as a result of this application. The first floor of the proposed extension however, which would essentially provide a larger third bedroom, is

proposed to be widened. As such, the width of the rear first floor part of the extension would increase from 4 metres to 4.6 metres.

PLANNING HISTORY

P/20/0173 – Erect rear two-storey extension and extend front canopy – Approved: 24th September 2020.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

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 first floor extension, as amended, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and residential amenity.

Character and Appearance

The proposed development, namely, the larger first floor extension, would be sited to the rear of the dwelling. As such, the proposed development would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene.

The first floor part of the rear extension would still measure 5.5 metres in depth, however, it would be made 0.6 metres wider and is therefore proposed to measure 4.6 metres in width. As such, an additional 0.6 metres width, would not appear significantly different to that originally approved under planning permission P/20/0173. It should also be noted that the proposal would be constructed between two neighbouring extensions, one of which has a single storey mono-pitched rear projection with a significantly high ridge height (located to the east – 18 Oakfield Street) and the other, which has a single flat roof rear projection and a single storey mono-pitched rear projection, also with a significantly high

ridge height (located to the west – 22, Oakfield Street). This neighbouring property however has also recently had planning permission (P/20/0149) for the erection of a two-storey rear projection which would extend to the full width of the property as the extension hereby proposed. The proposal, as amended, would also reflect other existing rear projections of a similar design and scale, which already exist to the rear of neighbouring properties. The proposal, as amended, would therefore amount to a proportionate and sympathetic form of development which would not detract from the character and appearance of the existing dwelling or its rear street scene. It would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed rear extensions would be sited alongside the boundary with the neighbouring properties (18 and 22 Oakfield Street). Whilst the impact adjacent to 22 Oakfield Street would remain unaltered as a result of this proposal, the impact upon 18 Oakfield Street would be greater due to the widening of the first floor rear extension.

As a result of the widening of the first floor rear extension, this extension would not only project further than the neighbouring rear single storey extension, but would now also run immediately adjacent the boundary with 18 Oakfield Street. However, the first floor extension would only be widened by 0.6 metres and the depth of the extension would remain the same, at 5.5 metres. Furthermore, its pitched roof design would slope away from this neighbouring dwelling and it would have an eaves height of only 5.4 metres. Thus whilst there would be some loss of light to the rear garden and rear windows of this neighbouring dwelling, the proposed 4.6 metre wide first floor extension would not be deemed to have an impact which would be significantly greater than that caused by the previously approved 4 metre wide first floor extension. It should also be noted that no letters of representation have been received from nearby occupiers in respect of the amended proposal. Indeed, similar relationships are already prevalent in the street between other neighbouring properties who have had similar, full width, rear two storey extensions. The proposed development, as amended, and its relationship with adjoining occupiers is therefore considered acceptable and would comply with LDP Policy SW11.

CONCLUSION

The proposed development, as amended (following the granting of planning permission P/20/0173), 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:

- Proposed Ground Floor Plan, received: 2nd November 2020;
- Proposed First Floor Plan, received: 2nd November 2020;
- Proposed Front Elevation, received: 2nd November 2020;
- Proposed Rear Elevation, received: 2nd November 2020;
- Proposed Side Elevations, received: 2nd November 2020.

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

3. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- roof tiles/finish (pitched roof and flat roof);
- render;
- windows.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure that the external appearance of the proposed extensions/alterations will be in keeping with the character of the area in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

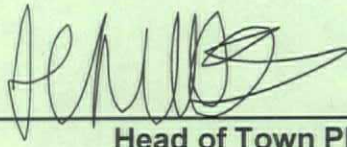
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

A handwritten signature in black ink, appearing to be "J. M. B.", written over a horizontal line.

Head of Town Planning

DATE:

7/12/20