

DELEGATED REPORT

Application No: P/20/0169

Site Address: 93 Beacon Heights
Swansea Road
Merthyr Tydfil
CF48 1NN

Development: Two storey rear extension

Case Officer: Caroline Pulley

Site Visit: 6th August 2020

Application Expiry Date: 21st September 2020

Consultation reply date expired: 19th August 2020

APPLICATION SITE

The application site relates to a two-storey, detached dwelling situated on the junction of a small cul-de-sac in Beacon Heights. The property is orientated to face an easterly direction onto the street. Its rear elevation faces towards the cul-de-sac and is enclosed by close board fencing along its boundary.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a two-storey extension along the rear elevation of the property. The proposed extension would measure 4.83m wide and 4.5m deep. Its pitched roof would be set down from the ridge and would measure 6.6m in height. It is proposed that the rear elevation of the extension would feature a first floor bedroom window and a kitchen window and a doorway at ground level. The south facing side elevation (facing the road) would contain two first floor bathroom windows. The external walls of the extension are to be finished with red brick to match the existing, and the roof would be covered with concrete tiles to match the main roof.

It should be noted that the submitted plans also detail a new lean-to roof being provided over the existing conservatory (located to the side of the proposed extension). This part of the development does not require planning permission and the works are not included within the application description.

PLANNING HISTORY

There is no recent planning history relating to this property.

CONSULTATION

None undertaken.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed two-storey extension is considered to be of an acceptable scale and design which would be in keeping with the character of the dwelling and thus would not impinge on the character or visual amenities of the area. Whilst it is noted that the extension would be flush with the gable end of the house, it is not considered that this would be unacceptable given the extension's siting to the rear of the dwelling and its rather modest scale. Furthermore, the extension would not be harmful to the visual amenities of the area given the variety of house types and their associated extensions. As such the proposal is found to be in accord with Policy SW11 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the proposed extension on the residential amenities of the surrounding occupants. In this respect it is noted that the extension would be sited alongside the dwelling's existing conservatory and as such would have no significant impact on the dwelling adjoining the northern boundary. The neighbouring

Head of Town Planning

DATE:

7/9/20

properties to the south of the site are also located on the other side of the road and as such, there would be no significant overlooking or overbearing impact to these dwellings. The dwellings to the rear of the application property would also be separated from the rear wall of the extension by a distance of approximately 20m. As such, the level of overlooking to these properties would not be significant. Therefore, the proposal is found to be acceptable in terms of its impact on residential amenity and in compliance with Policy SW11 of the LDP.

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

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 number 2020-093 Beacon Rev A received on 02.09.2020

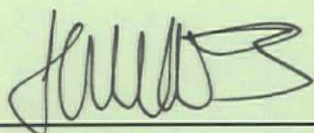
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. Williams', is written over a horizontal line.