

DELEGATED REPORT

Application No: P/20/0298

Site Address: Fairways
Heol-y-mynydd
Cefn Coed
Merthyr Tydfil
CF48 2NQ

Development: Proposed front and side wrap-around single storey extension and two storey side extension.

Case Officer: Rebecca Owens

Site Visit:

Application Expiry Date: 26th January 2021

Consultation reply date expired: 29th December 2020

APPLICATION SITE

The application relates to a detached dwelling located within a mainly residential area within the settlement boundary. The site is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for a front and side wrap-around single storey extension and a two storey side extension.

The single storey extension would wrap around the front and west facing side elevation. It would be a maximum width of 10.25m and maximum depth of 10.35m, projecting out 1.5m from the front face of the dwelling and projecting out 2m from the side elevation. It would have a flat roof but due to the sloping ground level it would have a varying height (maximum 3.4m). The side elevation of the extension would feature bi-folding doors (serving an open plan living room/ dining room/kitchen) and windows, with a window wrapping around the south-western corner from this side elevation to the front elevation (serving a further living room). The remaining section of the front extension would create a covered porch with openings to the front and eastern side providing access to the main front entrance. There would be a roof light above this porch. The walls of the single storey extension would be finished with stonework.

The two storey side extension would be erected off the east facing side elevation of the dwelling. This would be larger at ground floor level than at first floor. At ground floor level, the extension would be 4.75m in width by 7m in depth and would have a flat roof with a height of 3.05m. On top of this, a first floor is proposed that would be 3.55m in width by 5.2m in depth. This would have a pitched roof with a ridge height of 6.75m. The front elevation of would feature a garage door and first floor window serving and dressing

room/en-suite. The ground floor element of the extension would be finished with render to the side and rear and stonework to the front elevation. The first floor level would be finished on all three side with cedar cladding and its roof would be covered with concrete tiles to match the main roof.

Other alterations to the external elevations of the building are also proposed including changes to windows and doors. However, these do not require planning permission.

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 the 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

It is noted that the proposed development would have a substantial impact on the character and appearance of the existing dwelling. Notwithstanding this, this dwelling is located in a semi-rural area characterised by detached dwellings of varying designs, scales and materials. As such this dwelling can be afforded a greater degree of flexibility in terms of alterations and appearance.

The proposal is generally found to be of an acceptable design and scale. It is acknowledged that it would introduce a single storey extension forward of the principal elevation and that such developments are often not supported due to their prominent location and increased visual impact. However, there is already an inappropriate conservatory style front porch which would be removed as part of the proposal. The replacement of this with proposed extension would be an improvement to the overall appearance of the property and when considered in conjunction with the scheme as a whole and the refurbishment works proposed it would not appear out of place or harmful. Similarly, it is noted that the scheme would introduce flat roofs to the dwelling to both the sides and front of the property. Again flat roofed extensions sited in visible locations are not always deemed to be acceptable as they often fail to respect the character of the dwelling and can appear incongruous. However, in this context and viewed against the

scheme as a whole it is not considered that they would be detrimental. Finally, the proposed material finishes include render, cedar cladding and stonework. Given there are a variety of external finishes visible in the immediate vicinity they are deemed to be acceptable. Accordingly, given the absence of any uniformity within the area, the proposed changes to the dwelling, whilst significant, would not be harmful to the character or visual amenities of the streetscene or area in general. In this respect, the proposal is found to comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring residents. With respect to the two storey side extension, it is noted that this would be sited in close proximity to the shared boundary with the dwelling to the east known as Caversham. However, given the smaller first floor level, the upper side elevation would be set further away from this property (at its nearest point about 1.4m) and would only be 5.2m in depth. In addition, whilst this extension would have a ridge height of 6.75m, the application site is at a slightly lower level than Caversham and thus the height would be less from the garden area of this property. It is not considered that the extension would have a significant overbearing impact or result in any harmful loss of light or overshadowing. Furthermore, as it would not feature any windows in its side or rear elevations, no concerns are raised in terms of overlooking to the adjoining dwellings.

In respect of the single storey front and side extension, given its siting and modest height, this would not give rise to any objectionable overbearing impact, overshadowing or loss of light. It is noted that it would feature windows in its front and western facing side elevation which would look directly towards Yr Hafod with views across its garden and towards its conservatory and windows. However, the single storey extension would be sited at least 5.5m from the shared boundary with this property and about 13m from the property itself. Views from the extension to the first floor windows may be possible but these would be angled upwards and views across the garden and to the ground floor windows (including the conservatory) could be screened by typical boundary treatments. Thus while the proposal may allow for some overlooking given that no objections were received from the occupants of this dwelling it is deemed that that the loss of privacy would not be to such an extent as to warrant the refusal of the application on such ground.

In addition, it is also noted that the windows, which wrap around the south western corner of the extension, would face towards the dwelling known as Ty Gwyn. However, this property is at a lower level than the application site and thus there would not be any overlooking into its grounds. Whilst it is acknowledged that the windows would allow views towards the first floor windows of this dwelling, there would be a distance of over 21m between them and thus it is not considered that the level of overlooking would be harmful enough to warrant the refusal of the application on such grounds.

Finally, views from the side windows to the dwelling to the rear (Pant Y Bryn) would also be limited by the difference in level between the two properties and the angle and thus are not deemed to be harmful. However, views to all neighbouring properties could be adequately screened by the introduction of typical, solid boundary treatments.

Whilst other external alterations are proposed altering and introducing windows and doors, these do not require planning permission and thus are not being considered in this application.

Having regard to the above and with the lack of any representations following the publicity exercise, the impact of the proposal on residential amenity is found to be acceptable and thus the developments would be in accord 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: Proposed ground floor layout, Drawing Number: 734.001, Received on 1 December 2020.

Drawing Title: Proposed first floor layout, Drawing Number: 734.002, Received on 1 December 2020.

Drawing Title: Proposed side elevation, Drawing Number: 734.003, Received on 1 December 2020.

Drawing Title: Proposed front elevation, Drawing Number: 734.004, Received on 1 December 2020.

Drawing Title: Proposed rear elevation, Drawing Number: 734.005, Received on 1 December 2020.

Drawing Title: Proposed side elevation, Drawing Number: 734.006, Received on 1 December 2020.

Photograph of stonework sample submitted via email on 18th January 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.

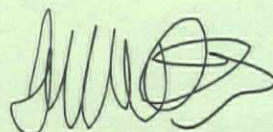
2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside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

3. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property;
 - or
 - iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

19/1/21