

DELEGATED REPORT

Application No: P/19/0294

Site Address: 40 Chester Close
Heolgerrig
Merthyr Tydfil
CF48 1SW

Development: Rear extension and front bay window

Case Officer: Rebecca Owens

Site Visit: 19th November 2019

Application Expiry Date: 8th January 2020

Consultation reply date expired: 6th December 2019

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bound by a highway to the front, other dwellings to the sides and previously developed land to the rear. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension and front bay window.

The rear extension would span almost the full width of the existing dwelling measuring 5.78m in width by 6.6m in depth and would have a flat roof with a height of 2.78m. The extension roof would feature a central roof lantern which would be 1.5m by 2.5m and project above the flat roof by 0.2m. A flue would also exit the extension through the flat roof. It would be 0.15m by 0.15m and have a height above the roof of 0.975m. The south eastern facing side elevation of the extension would contain large glazed doors, the rear elevation would include a small window and there would be further windows which wrap around the south eastern corner of the extension. The extension would have a flat roof and the external walls would be finished with render to match the existing dwelling.

The proposed bay window would be installed on the front elevation of the dwelling, replacing an existing large window. The bay window would be the same width as the existing window (2.93m) would project out by 0.75m and would have a height of 2.32m. The walls below the window would be rendered to match the existing render on the dwelling.

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 neighbouring dwellings and a site notice was displayed within the vicinity of the site

One letter of objection was received following this publicity exercise. The main points raised within this are summarised below:

- Loss of view from ground floor windows.
- Loss of light and overshadowing to the rear garden and rear rooms.
- Size and overbearing impact.
- Devaluation of property.

Local ward councillors have been consulted and they wish the application to be determined under delegated powers by the Head of Planning and Countryside.

POLICY CONTEXT

Policy BW7: Sustainable design and place making of the Merthyr Tydfil Local Development Plan 2006-2021 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed extension is considered to be of an acceptable design and scale. Whilst it is acknowledged that it would be a substantial addition to the dwelling in terms of its size (spanning almost the full width of the dwelling and projecting out by 6.6m), it would only be single storey in height and it is not considered that it would appear incongruous or out of proportion. Furthermore, it is recognised that the aforementioned SPG recommends that roof designs match existing dwellings in terms of style, form and pitch. However, the proposed extension features a flat roof which contrasts with the half hipped roof the dwelling. Notwithstanding this, given the size of the proposed extension and the presence of a rear dormer window, it is accepted that a flat roof is the most appropriate option and as it would only be single storey in height and located to the rear its visual impact would be minimised. As such no major concerns are raised with respect to the impact of the extension on the character and visual amenity of the dwelling itself or the area in general.

The application site is located on a street which is characterised by semi-detached dormer bungalows and the dwelling itself forms one half of one such pair. It is acknowledged that the introduction of a front bay window would to an extent unbalance the appearance of this pair of dwellings. However, there are a number of examples of front additions/alterations to dwellings within the street scene, including bow and bay windows. As such it is not considered that this element of the scheme would appear incongruous or appear out of place in its context. Accordingly, it would not harm the appearance of the dwelling or the wider street scene.

Having regard to the above considerations, the developments are found to be of an acceptable design which would not be detrimental to the character or visual amenity of the dwelling or area in general and consequently comply with Policy BW7 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect it is not considered that the introduction of a front bay window would have any notable impact. With respect to the extension, it is noted that it would include a flue which would terminate 0.975m above the flat roof extension. It is recognised that this may generate fumes and odours which could affect the residential amenity of surrounding occupants. However, a flue/chimney which would not exceed the highest part of the roof by more than 1m in height can be erected under permitted development rights. Notwithstanding this, should the flue become a nuisance, it could be dealt with under Environmental Health legislation.

There are two neighbouring properties which directly adjoin the rear garden, number 39 Chester Close to the east and 41 Chester Close to the west. With regard to 39 Chester Close, it is noted that this property occupies a lower level than the application site. However, the proposed extension would be set back from the shared boundary line by over 2.5m and would be just 2.78m in height. Thus despite the difference in levels, it is not considered that it would have an overbearing impact or result in any unacceptable overshadowing or loss of light. It is noted that the extension would feature a large glazed doorway and a window in its south eastern elevation which would face directly towards the rear garden of this neighbouring property. However, having regard to the set back and difference in level between these properties and the lack of any representations from its occupants following the publicity exercise, it is not considered that the development would give rise to a degree of overlooking or loss of privacy that would warrant its refusal on such grounds.

With regard to the dwelling on the other side, namely 41 Chester Close, it is acknowledged that the extension would be erected almost hard on the shared boundary line and would project out along this boundary by 6.6m. However, given that it would have a modest height of just 2.78m, its impact would not be significantly overbearing. It is also noted that the extension would result in some loss of light and overshadowing to part of the day but it is not considered that this would be to such a harmful extent as to warrant the refusal of the application. It is acknowledged that number 42 Chester Close, the dwelling adjoining the other side boundary of this neighbouring property (which is at a higher level), has erected a garage along the other side boundary of 41 Chester Close, which with the erection of the proposed extension, would result in this dwelling having built development along sections of both side boundaries. Whilst there would be a cumulative impact on the occupants of 41 Chester Close as result of this proposal, it is not considered that this would be to an extent which would warrant refusal of the application. In terms of overlooking and loss of privacy, no concerns are raised given that the south western elevation would not contain any windows.

It is acknowledged that one letter of objection was received following the publicity exercise. The main points raised within this have been addressed above, with the exception of loss of view and devaluation of property. However, these are not material planning considerations. Notwithstanding this, in respect to loss of light it is recognised that the objectors have highlighted the importance of light given a medical condition. Whilst this is acknowledged, this itself would not be sufficient grounds to refuse the application. It is also highlighted that whist size and overbearing impact have been raised

by the objectors, they make reference to the size that an extension must not exceed. It is noted that these relate to the limits allowed under permitted development rights.

Thus whilst the concerns of the objectors' have been fully considered and it is recognised that the proposal would indeed impact on their residential amenity, it is not considered that this impact would be harmful enough to justify the refusal of the application. In arriving at this decision, it should be noted that an extension of a depth of 4m and at a height to eaves of 3m (increasing in height 2m from the boundary) could be constructed without the need for planning permission. In addition, an outbuilding could also be erected adjacent to the boundary with 41 Chester Close to a height of 2.5m. Given the above, the proposal is found to be acceptable in terms of residential amenity and in accord with Policy BW7 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:**

CONDITIONS/REASONS:

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 plans + ELE'S, Drawing Number: 632.02, Amended Plan Received on 18 December 2019.

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

INFORMATIVES

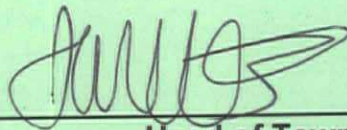
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

2/1/20