

DELEGATED REPORT

Application No: P/20/0303

Site Address: 20 Duffryn Fawr
Pentrebach
Merthyr Tydfil
CF48 4DN

Development: Erect single storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 2nd February 2021

Application Expiry Date: 10th March 2021

Consultation reply date expired: 1st February 2021

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 20 Duffryn Fawr, in a no through road in Pentrebach. The dwelling benefits from a rear single storey flat roof projection, which appears to be an original part of the dwelling. It is also served by a rear garden area, comprising of a lower patio area and an elevated decked area, and an on-site parking area at the front of the dwelling.

The property lies in a street of similar terraced dwellings, some of which, including the application site, benefit from a shared walk-through from the front to the rear of the properties, which provides external access to the rear gardens of the mid terraced properties on this side of the street. It is also noted that the neighbouring properties have also been extended to the rear by means of single and two storey additions.

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 remove the existing flat roof projection at the rear of the dwelling and construct a pitched roof rear extension.

The extension would measure 6.05 metres wide, 4.65 metres deep and have a 3.95 metre ridge height. It would provide an extended kitchen/lounge area with utility room and WC. It would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

The council's records do not show any other recent planning history relevant to the assessment of this application.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

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

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

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 extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting at the rear of the property, its single storey height and its modest scale, would amount to a discrete and sympathetic addition to the dwelling. The external materials of the extension would also match those that already exist on the property. Thus, the proposal would result in a proportionate extension which would appear in context with the existing form of development along the rear street scene, which as discussed above, is made up of single storey and two storey rear extensions. As such, the proposed development would not detract from the character or appearance of the dwelling and would therefore accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the neighbouring attached dwellings, 21 Duffryn Fawr (located to the north), and 19 Duffryn Fawr (located to the south).

In respect of 21 Duffryn Fawr, the proposed extension would be sited approximately 1.3 metres to the dividing boundary with this neighbouring dwelling (due to the walk-through in between the residential dwellings). As a single storey development, it would not exceed 3.95 metres in ridge height and 2.35 metres in eaves height. It would also slope away from this neighbouring property. Whilst the extension would extend 4.65 metres adjacent the dividing boundary, with the combined height, it would not be detrimental to the amenities of nearby occupiers. As such, the proposed extension is not considered to result in an overbearing form of development, nor would it result in the loss of light or privacy (given that there are no side facing windows proposed adjacent to this neighbouring dwelling). As such it would not have a detrimental impact on these neighbouring occupiers.

Likewise, with regards to 19 Duffryn Fawr whilst the proposed extension would be located immediately adjacent to the dividing boundary, it should be noted that its combined height and depth, and the fact that this neighbouring property already has a single storey rear projection of a similar depth, would ensure that the proposal does not result in an overbearing form of development which could give rise to loss of light or privacy (since that there are no side facing windows proposed). As such it would not have a detrimental impact on these neighbouring occupiers.

The relationship between the proposed development and nearby occupiers would therefore be acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide a kitchen/lounge extension with utility room and WC, and as such, would not increase the demand for on-street parking. Thus, the proposal would not have any detrimental impact on on-street parking provision or highway safety and would comply with LDP Policy SW11.

CONCLUSION

The development, 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:

- Partial Proposed Ground Floor, Sheet 3 of 7, received: 7th December 2020;
- Proposed Rear Elevation, Sheet 4 of 7, received: 7th December 2020;
- Proposed Side Elevations, Sheet 45 of 7, received: 7th December 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 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.

INFORMATIVES

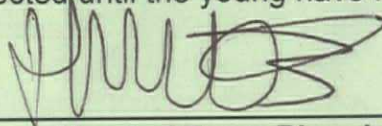
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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: 03/03/2021