

DELEGATED REPORT

Application No: P/21/0065

Site Address: 3 Fernhill Close
Troedyrhiw
Merthyr Tydfil
CF48 4LU

Development: Proposed two storey rear extension with associated internal and external alterations. Proposal to include extension to raised balcony
Provision for additional parking to the front garden

Case Officer: Caroline Pulley

Site Visit: 15th March 2021

Application Expiry Date: 26th April 2021

Consultation reply date expired: 5th April 2021

APPLICATION SITE

The application site relates to a split-level dwelling situated within a small cul-de-sac in Troedyrhiw. The property faces a northerly direction onto the street. It is bound by detached split level bungalow to the west, a dormer bungalow to the east and a parcel of undeveloped land to the rear. To the south west of the site and at a lower level is a row of terraced houses (Lower Mount Pleasant).

The topography of this section of the cul-de-sac means that the land falls away with the result that the houses and the surrounding curtilages step down. This means that the level of 4 Fernhill Close (to the east) stands at a higher level than that of the application property, which in turn is at a higher level to 2 Fernhill Close (to the west). The rear garden of the application property and 2 Fernhill Close also sit at a lower level to the road. Consequently, the fronts of these two properties appear single storey in height from the road but are two-storey in height when viewed from the rear.

The application property is stepped back from the pavement by approximately 8m. It has a enclosed small front garden area with a driveway and garage located adjacent to the eastern boundary (next to 4 Fernhill Close). Along the western side of the property is a stepped access, which leads down to a side and rear garden area. Opposite these steps lies the neighbours (no.2) side entrance porch. Like the application property, the side wall of 2 Fernhill Close falls away from the level of the front garden and this results in a two-storey elevation to the rear. The rear garden of the other neighbouring property, 4 Fernhill Close stands at a higher level and is clearly visible from the side/rear garden area of the application property.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension with associated internal and external alterations, including an extension to a raised balcony.

The proposal would involve the demolition of an existing rear conservatory and the construction of a new extension across the full width of the main back wall of the property. The proposed extension would measure 9.5m wide, 4.3m deep and 7.7m high, incorporating a pitched roof which would tie into the ridgeline of the main property. On the lower ground floor, the extension would accommodate a kitchen and family room. At ground floor (road level), the extension would provide an open plan family room and kitchen area. As a result of the proposal, the internal layout of the property would be reconfigured and a new bedroom window would be inserted into the western side elevation and a sitting room window would be located within the eastern side elevation of the existing property. The raised balcony located to the side and rear of the property would also be extended to provide a walkway around the proposed extension. The scheme also proposes to provide two-additional parking spaces within the front garden area of the property.

PLANNING HISTORY

There is no recent planning history relating to the 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 and site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG4 - Sustainable Design, July 2013.

SPG5 - Nature and Development, May 2015

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. Whilst it would extend the length of the property by 4.1m, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, a condition would ensure that the external finishing materials would match the existing house. The extended balcony area is also considered to be visually acceptable. Notwithstanding this, in order to provide additional car parking at the property, the front boundary wall would need to be demolished. While there is concern that this part of the development would have some impact on the character of the street, the wall could be demolished without the need for planning permission. Limited engineering works would also be required in order to facilitate a level driveway at the site. Taking this in account, the proposal is found to be in accord with Policy SW11 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 noted that the extension would result in a two-storey development, in close proximity to the shared boundaries with 2 Fernhill Close to the west and 4 Fernhill Close to the east, for a depth of 4.3m. The proposal also

proposes to extend the existing balcony area. While noting that the two-storey extension would extend across the full width of the property and would project 0.8m further into the garden than the existing conservatory, it would be set in from the eastern and western boundaries. The gardens along this part of Fernhill Close also have a southerly facing aspect. As such, taking account of the position of the proposed extension and balcony in relation to the neighbouring properties, the development would not be overbearing nor would it result in a harmful level of overshadowing or loss of light.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension, the extended balcony area and the new windows (proposed within the ground floor (road level) eastern and western side elevations of the property). In this respect, it should be noted that planning permission is not required for the siting of the sitting room window proposed in the eastern side elevation of the existing property. Whilst the proposed extension would include a window in the elevation which would face the garden of 4 Fernhill Close, the overlooking impact arising from this window would not be significantly different to the overlooking that is experienced from the existing conservatory. It should also be noted that 4 Fernhill Close is elevated slightly above the application property and while the dividing boundary between the two properties is currently open, the occupiers of the neighbouring property could erect a 2m high fence to provide their property with some privacy should they wish to do so. Taking this into account, the proposal would not adversely impact the privacy of this property.

In terms of the overlooking impact to 2 Fernhill Close, it is acknowledged that a number of upper and lower ground floor windows are proposed within the elevation of the dwelling which would face this property. Also, the raised balcony as a result of the works, would be extended in close proximity to the dividing boundary with 2 Fernhill Close. While it is acknowledged that the side window openings would face the neighbouring property and its garden, when standing on the existing raised patio, one can already overlook the neighbouring property. Furthermore, as there is a difference in height between the properties, a degree of overlooking occurs to the neighbouring property from the applicant's existing side/rear garden area at property. Taking this into account and the distance between the extension and the dividing boundary (approximately 10m), it is not considered that the proposed windows would give rise to a level of overlooking which would be significantly harmful to the privacy of 2 Fernhill Close. The extended balcony area would also be limited in terms of its size and would primarily serve to provide a walkway around along the edge of the proposed extension. With no objections being received to the application, it is considered that the level of overlooking arising from this development would not be detrimental to the occupiers of 2 Fernhill Close.

Given the distance (approximately 13m) between the application property and the rear boundaries of the properties situated along Lower Mount Pleasant, the scheme would not give rise to an adverse level of overlooking to these properties. It is also noted that there are no residential properties to the rear of the application property.

Overall, while there is some concern that the development may lead to some additional overlooking, primarily between the application property and 2 Fernhill Close, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

Finally, in respect of the impact of the scheme on parking provision, the application proposes to extend the existing driveway to accommodate two additional off road parking

spaces to the front of the property. These additional spaces are considered to be appropriate to cater the needs of the occupiers of this extended property. Moreover, on-street parking is available along the cul-de-sac. As such, the proposal would not a detrimental impact on parking provision or highway safety.

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:

Proposed 1:200 block plan received on 01.03.2021

Drawing no. 20/12/01 received on 01.03.2021

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 development 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.

4. The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 3 Fernhill Close.

Reason - To avoid the creation of a separate unit of accommodation in the interests of highway safety and residential amenity in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

4. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been

submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

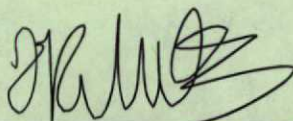
Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. 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



Head of Town Planning

DATE:

20/4/21