

# DELEGATED REPORT

Application No: P/21/0153

Site Address: 25 Durham Close  
Heolgerrig  
Merthyr Tydfil  
CF48 1SL

Development: Extending of existing front and rear dormers

Case Officer: Rebecca Owens

Application Expiry Date: 15th June 2021

Consultation reply date expired: 20th May 2021

## APPLICATION SITE

The application relates to a semi-detached dormer bungalow within the settlement boundary. The site occupies a corner plot within a mainly residential area. The site is bound by a highway to the front and dwellings on all other sides.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the extension of existing dormers on the front and rear roof planes.

The front dormer extension would extend the width of the existing dormer by 0.85m (to 6.6m) and would be of the same depth (3.1m). It would also have the same height and flat roof so it would appear as a continuation of the existing dormer.

The rear dormer extension extend both the width and depth of the existing dormer with the width increasing by 2.55m (to 6.35m) and the depth extending to 3.75m. It would have a flat roof at the same height as the existing dormer. The extended dormer would feature two windows.

Both extensions to the existing dormers would be finished to match the existing.

## PLANNING HISTORY

The relevant planning history is summarised below:

P/21/0081 Extending of existing dormers (Certificate of Lawful Development)  
Certificate of Lawful Development refused on 19 April 2021 for the following reason:

*"The proposed dormer roof extensions do not constitute 'Permitted Development' by virtue of Class B of Part 1 of Schedule 2 of the Town and*

*Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Planning permission is therefore required and a Lawful Development Certificate cannot be issued".*

## 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

### National Development Framework

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

### National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

### Local Planning Policies

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

The application site is located in an area characterised with bungalows and with many featuring dormer roof extensions. These vary in their design, size and indeed positioning on the roof. In this context, it is not considered that the proposed extensions to the existing front and rear dormers would have any detrimental impact on the character of the street scene or indeed the dwelling itself. It is noted that often an addition to one dwelling within a semi-detached pair, particularly to the front can sometimes harm the symmetry that often exists. However, in this case, the adjoining bungalow already features a wider front dormer and deeper rear dormer than the existing dormers on the application dwelling, which already gives them a somewhat unbalanced appearance. The proposed dormer roof extension would in fact help to redress the balance by bringing the appearance of the properties more in line with one another. The scheme would therefore not harm the character or visual amenities of the dwelling itself, the area in general or indeed significantly impact on Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg). It therefore complies with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect, it is not considered that the dormer roof extensions would have any overbearing impact or result in any objectionable overshadowing or loss of light. The main impact would be in terms of overlooking and loss of privacy, however, in this regard it is noted that the front dormer window would have views across the adjacent highway and would be a sufficient distance from the dwellings on the opposite side of the street to prevent any notable impact. Similarly, the dormer roof extensions would not create any greater overlooking to the adjoining dwelling to the side, known as 24 Durham Close, than the existing dormer windows. Furthermore, while the proposal would result in an additional first floor window and bring the existing window closer to the dwelling to the rear, known as 67 Shirley Gardens, these windows would look directly towards the flank elevation of this dwelling. It is recognised, that this elevation contains ground floor windows but the dormer would be a minimum distance from this elevation of approximately 10m and views to these windows would be angled downwards and partially obscured by the existing garage. Any views to its private rear garden are also not considered to be of an unacceptable level. Having considered the above, the proposal is found to be acceptable in terms of residential amenity and it is noted that no representations were received following the publicity exercise. The scheme would thus 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:**

**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: Location Plan & Site Plan, Drawing Number: 512-001, Received on 20 April 2021

Drawing Title: Existing & Proposed Elevations, Drawing Number: 512-002, Received on 20 April 2021

Drawing Title: Proposed Floor Plans, Drawing Number: 512-004, Received on 20 April 2021

Drawing Title: Cross Sections, Drawing Number: 512-005, Received on 20 April 2021

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

## INFORMATIVES

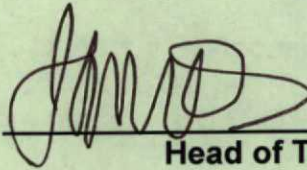
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

24/5/21