

DELEGATED REPORT

Application No:	P/21/0082
Site Address:	43 Darren View Penyard Merthyr Tydfil CF47 0HH
Development:	Two storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	30 th March 2021
Application Expiry Date:	10th May 2021
Consultation reply date expired:	21st May 2021

APPLICATION SITE

The application site relates to an end of terrace dwelling, 43 Darren View, in Penydarren. The two-storey property, which benefits from a side pedestrian access (from the front of the property into the rear garden), lies in a street of similar sized dwellings of a similar appearance some of which, including the application site, have been extended by means of single and/or two-storey rear extensions. The dwelling, like others on this side of the street, are served by very long rear gardens which slope down gently from the south to the north. The property is only served by on-street parking along the front highway.

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 ground floor rear extension and construct a two storey rear extension.

The proposed extension would measure 4.7 metres wide, 5.9 metres deep, with an 7.2 metre ridge height. It would provide a kitchen/dining area with utility and WC at ground floor and an additional bedroom, a bathroom and office space at first floor. It would be finished with concrete roof tiles, rendered elevations and UPVc windows to match the existing dwelling.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history in respect of this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this 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, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the wider street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling. As such, the proposed development would not be viewed from the dwelling's primary frontage and would therefore not disturb the character and appearance of the terraced street scene.

The extension, which would be finished in matching materials and finishes to the existing property, would extend just short of the full width of the rear elevation and would project a total of 5.9 metres in depth. Its depth would therefore be the same as the existing monopitched roof extension (which would be demolished to accommodate the new extension). It would also have a similar depth to the neighbouring single storey monopitched rear extension to one side and the neighbouring two storey rear extension to the other side. Whilst it is noted that it's ridge height, which would generally be required to

be set down from the roof height of the main dwelling, would meet the height of the original dwelling, it should also be noted that the extension, given the rear boundary division made up of high trees and other mature vegetation, would not be viewed from outside the application site other than the neighbouring gardens. Furthermore, the extension's roof height and pitch would be similar to other existing two-storey extensions sited to the rear of these neighbouring dwellings. Indeed, the proposed pitched roof extension, although two-storey, would appear more visually acceptable within its surroundings than the existing monopitched rear extension. As such, the proposal would be considered to amount to a sympathetic form of development which would be in context with the character and appearance of the existing dwelling and the wider rear street scene. The proposal would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited alongside and adjoining the boundary with the neighbouring properties (45 Darren View and 41 Darren View).

In respect of 45 Darren View, the two-storey development would extend alongside the boundary/extension with this neighbouring property and project a total of 5.9 metres. As discussed previously, it would therefore extend to a similar depth as the existing monopitched rear extension at the neighbouring dwelling. The two-storey development would also comprise a pitched roof profile, which slopes away from this neighbouring dwelling and would have a 5.05 metre eaves height immediately adjacent to this neighbouring property. As such, the proposed two storey extension would only be slightly higher than the ridge height of this neighbouring rear extension. Given its proposed depth and height, the proposal would not be considered to be significantly overbearing upon these neighbouring occupiers. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear windows and garden. However, this would not be deemed significantly harmful to warrant the refusal of the application given that the rear gardens of most of these neighbouring dwellings along this street, all experience some loss of light as a result of rear extensions. Indeed, the rear extension at this neighbouring property (45 Darren View) as a result of its roof design and height, currently causes some loss of light to the rear garden serving the application site. Furthermore, no side facing windows (other than a first floor side facing bathroom window which would be conditioned to be fitted in obscure glazing) are proposed. This would therefore prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

In respect of 41 Darren View, the two-storey development would extend alongside the boundary/extension with this neighbouring property and project a total of 5.9 metres from the rear of the property. It would therefore extend slightly more in depth than the existing neighbouring two-storey extension. Whilst its height would be 7.2 metres at the ridge, its eaves would only be 5.05 metres and comprise a pitched roof design which would slope away from this neighbouring dwelling. Furthermore, given its siting adjacent to an existing two-storey rear extension of a similar depth, the proposal would not be considered to have any significant overbearing impact upon these neighbouring occupiers. Likewise any loss of light to the rear windows of this neighbouring extension would be minimal. Furthermore, whilst a side facing first floor office window is proposed, this would be sited nearer the original dwelling, and as such would be directly facing the blank side elevation of this neighbouring extension and prevent any direct overlooking into the private amenity areas of these neighbouring occupiers.

The relationship between the proposed extension and the existing neighbouring dwellings is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor and one additional bedroom at first floor. As such, it could increase the demand for on-site parking at the property. However, as stated above, the property is only served by on-street parking along the front highway. As such, the proposed development would not be considered to have a significant or adverse impact upon parking provision or highway safety and would therefore 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:

- Drawing no: HE - 04, received: 15th March 2021;
- Drawing no: HE - 05, received: 15th March 2021;
- Drawing no: HE - 06, received: 15th March 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 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.

4. Before the development hereby permitted is brought into use, the east side facing first floor windows serving the bathroom shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

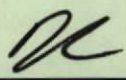
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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


P.P. Head of Town Planning

DATE:

21/05/2021