

DELEGATED REPORT

Application No: P/21/0017

Site Address: 58 Aberfan Road
Aberfan
Merthyr Tydfil
CF48 4QJ

Development: Single story rear extension

Case Officer: Marlene Ferreira

Site Visit: 2nd February 2021

Application Expiry Date: 11th March 2021

Consultation reply date expired: 5th February 2021

APPLICATION SITE

The application site relates to a semi-detached dwelling, 58 Aberfan Road, in Aberfan. The dwelling benefits from a rear two storey projection and a single storey rear extension. It is served by a side access off the front courtyard and a rear garden area, comprising of a lower patio area and an elevated decked area. On-site parking is available to the rear of the property within the existing garage, accessed via the rear lane which runs along the back of these properties.

The property lies in a street of similar semi-detached dwellings, some of which, including the application site, benefit from rear two storey and single storey projections.

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 construct a single storey rear extension.

The extension would provide an extended kitchen/dining area and measure 2.4 metres wide, 6.1 metres deep and 3.2 metres in height. However, given that the roof of the existing single storey rear bathroom extension would be replaced and the wall would be built up so that the roof profile ties in with the roof profile of the proposed extension, the maximum ridge height of the extension including the bathroom would be 4 metres. The extension would be finished with concrete roof tiles, rendered elevations and UPVc windows.

PLANNING HISTORY

P/16/0058 – Erection of garage to the rear – Approved: 14th April 2016

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

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. Indeed, the proposed removal of the existing roof forming part of the single storey bathroom extension and the proposed build-up of its the rear wall to ensure that the roof profile of the existing extension ties in with the roof profile of the new extension, would result in a more sensitive and visually pleasing form of development. The external materials of the extension, including the bathroom area, would also match those that already exist on the property. Thus, the proposed extension and alterations would result in a proportionate form of development which would appear in context with the appearance of 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 dwellings, 57 Aberfan Road (located to the south), and 59 Aberfan Road (located to the north).

In respect of 57 Aberfan Road, the proposed extension would be sited approximately 0.9 metres from the dividing boundary with this neighbouring dwelling. It would not exceed 4 metres in ridge height and would have a 2.5 metres eaves height. Its roof design would also slope away from this neighbouring property. Whilst the extension would extend 6.1 metres adjacent to the dividing boundary, given its height, it would not be deemed detrimental to the amenities of these adjacent occupiers. As such, the proposed extension is not considered to result in an overbearing form of development. Whilst a new side facing kitchen window would be sited adjacent to the dividing boundary with this property, it is noted that the addition of a 2 metre high fence (which is permitted development), along the boundary between these two neighbouring dwellings would prevent any direct overlooking or loss of privacy which could result from the addition of this side facing window. Furthermore, it should be noted that no letters of representation have been received in respect of this proposed development. As such, the proposed extension would not be deemed to have a detrimental impact on these neighbouring occupiers.

With regards to 59 Aberfan Road, it should be noted that the proposed extension would be screened from this neighbouring dwelling by the existing two storey rear projection and single storey bathroom extension at the application site and as such would not have an overbearing impact or give rise to loss of light or privacy to these adjacent 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/dining extension with utility room, and as such, would not increase the demand for on-street parking. Thus, the proposal would not have any detrimental impact upon 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:

- Drawing: Proposals, received: 14th January 2021;
- Drawing: Section A, received: 14th January 2021;
- Drawing: Section B & C, received: 14th January 2021.

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

INFORMATIVES

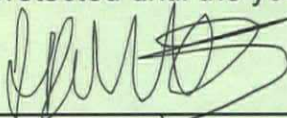
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

9/3/21