

DELEGATED REPORT

Application No: P/21/0025

Site Address: 8 Russell Street
Dowlais
Merthyr Tydfil
CF48 3BG

Development: Demolish existing single storey extension and construct two-storey extension to rear

Case Officer: Caroline Pulley

Site Visit: 15th February 2021

Application Expiry Date: 22nd March 2021

Consultation reply date expired: 9th March 2021

APPLICATION SITE

The application site comprises a two-storey, mid terraced dwelling situated within the residential area of Dowlais. The property is situated within a steeply sloping terraced street. It is bound by neighbouring properties on both sides and the rear gardens of the properties on Wyndham Street to the rear. The topography of the street means that the land falls steeply with the result that the houses and the surrounding curtilages step down. This means that the level of 9 Russell Street stands at a higher level than that of 8 Russell Street (the application property), which in turn is at a higher level to 7 Russell Street. The single storey extension at the application property has recently been demolished but parts of the structure remain visible on site. Currently, there is a short stepped wall and open metal fencing dividing the boundary with number 9 Russell Street to the north-east. 7 Russell Street to the south-west benefits from a two-storey and single storey rear extension. As mentioned above, it is set at a lower level and the eaves of its roof are located approximately in line with the first floor windows of the application property.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a two-storey extension to the rear of the property. The proposed extension would measure 5m in width by 5m in depth. Its pitched roof would be set well below the ridge of the main roof and would measure 6.8m in height. The external walls would be finished in render and the roof would be covered with tiles. Internally, it is proposed that the extension would accommodate a kitchen at ground floor with two bedrooms being provided at first floor.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and 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 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 set 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

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. The proposed extension is considered to be of an acceptable design and whilst relatively deep, it is not considered that it would appear dominant or substantially out of proportion with the main dwelling. Furthermore, a condition would ensure that the external finishing materials would match the existing house. The proposal is therefore 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 9 Russell Street to the north-east and 7 Russell Street to the south-west, for a depth of 5m. While noting that the two-storey extension would project further into the garden than the neighbouring two-storey extension, the impact on 7 Russell Street would be reduced somewhat by its existing two-storey and single storey extensions which run adjacent to the shared boundary. As such, it is not considered that there would be any significant loss of light to the first floor windows or rear garden.

Whilst number 9 Russell Street to the south-east is at a higher level, this property does not benefit from a rear extension. Consequently, the proposed development would have a greater impact on this property and would result in an area of the rear garden being flanked by the side wall of the proposed two storey extension on one side and a wall on the other. Notwithstanding this, it is acknowledged that this is a common arrangement between terraced dwellings and the extension is not deemed excessively large. Moreover, whilst there may be some overbearing impact and loss of light to the neighbouring windows, it is not considered that this would be excessive (particularly as the roof of the extension would be set down and the neighbour's first floor windows are set off the boundary). It is also noted that the side wall of the two-storey extension would be moved further away (by approximately 350mm) from 9 Russell Street when compared to the position of the single storey extension which has recently been demolished on the site. As such, it is judged that the impact would not be harmful enough to warrant the refusal of the application on the grounds of overbearing impact or loss of light. In terms of any potential loss of privacy, it is acknowledged that the proposed extension would feature two first floor rear windows. However, these would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties on either side or those to the rear. 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, 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:

Drawing number 12021070-02 Rev B received on 19.02.2021

Drawing number 12021070-03 Rev B received on 19.02.2021

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.

INFORMATIVES

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

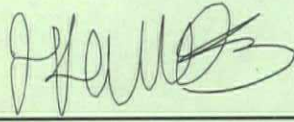
Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

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

A handwritten signature in black ink, appearing to be 'J. H. W. S.', written over a horizontal line.

Head of Town Planning

DATE:

12/3/21