

DELEGATED REPORT

Application No: P/21/0035

Site Address: 23 Salisbury Close
Heolgerrig
Merthyr Tydfil
CF48 1SD

Development: Rear dormer extension

Case Officer: Caroline Pulley

Site Visit: 15th February 2021

Application Expiry Date: 5th April 2021

Consultation reply date expired: 2nd March 2021

APPLICATION SITE

The application relates to a semi-detached dormer bungalow located in Shirley Drive, Heolgerrig. The property is located within a small cul-de-sac and is bound by residential properties on both sides. Its rear boundary abuts an area of undeveloped land. The property currently benefits from a flat roof dormer along its front roof slope. The neighbouring properties either side are of a similar arrangement to the application property. They each benefit from a dormer extension to the front with number 24 to the east also having a skylight window to the rear and a first floor window to the side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a rear dormer roof extension. The dormer would be 6.4m in width and would project out from the rear roof plane by a maximum of 3.6m. It would have a flat roof which would be a maximum height of 2.4m above the roof slope and would be 0.5m below the ridge of the main roof. The dormer would contain two windows in its rear elevation which would serve two bedrooms. The existing bedroom which is currently served by the first floor side facing window would be reconfigured internally to provide a new bathroom. The roof of the dormer would be covered with polyroof fibre and the external walls would be finished in concrete hanging tiles to match the existing front dormer.

PLANNING HISTORY

There is no recent planning history relating to this property.

CONSULTATION

None undertaken with this 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 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

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

Section 3.7 provides specific guidance relating to roof alterations and extensions. It states that dormer windows should be discreetly located to minimise visual impacts. It also notes that dormer windows should complement the existing roofing materials and should be in proportion and subservient to the dwelling.

PLANNING CONSIDERATIONS

Dormer roof extensions to the front and rear roof planes are common features found on dwellings within this area and dormers of different designs and scales are prevalent in the street scene. Indeed there is already a dormer extension to the front of the application property and the adjoining properties either side also benefit from similar additions to the front. While it is noted that there are no dormers to the rear of the properties either side, given the character of the area, the proposal would not have a detrimental impact on the character or visual amenities of the dwelling itself, or the area in general. Additionally, the proposed dormer would be subservient in terms of its scale, being set in from the pine end and set down from the ridge of the main roof. Thus, the proposal would accord with Policy SW11 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, the dormer window would not have any overbearing impact or result in any significant overshadowing. It is noted that the proposal would introduce first floor windows to the dwelling which would allow for some overlooking into the rear gardens of the adjoining dwellings on either side of the site. Whilst this impact is acknowledged, a large dormer window could be erected to the rear of the property without permission. Taking this into account, it is not considered that the proposal would cause undue harm to the amenities of the adjacent properties in terms of loss of light, loss of privacy or overbearing impact. It is also noted that no representations were received following the publicity exercise. The proposal is therefore in compliance 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 Proposed Plans and Elevations received on 08.02.2021

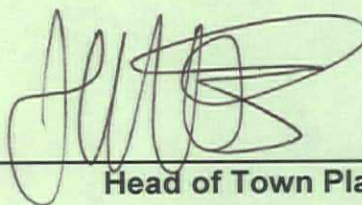
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

11/3/21