

DELEGATED REPORT

Application No:	P/20/0142
Site Address:	17 Duffryn Fawr Pentrebach Merthyr Tydfil CF48 4DN
Development:	Two storey and single storey rear extensions and driveway to the front of the property
Case Officer:	Marlene Ferreira
Site Visit:	21st July 2020
Application Expiry Date:	31st August 2020
Consultation reply date expired:	24th August 2020

APPLICATION SITE

The application site relates to a semi-detached dwelling, 17 Duffryn Fawr, located in a residential street in the area of Pentrebach. The property, finished in render and red brickwork, is raised above the front highway and accessed by a stepped access off the front pavement. A side entrance provides external access into the rear of the property. The rear garden area is provided over three levels, a ground courtyard level, a first floor grassed area and a second level decked area.

The property lies in a street of similarly designed two-storey semi-detached and terraced properties, where some have been extended to the rear by means of single storey and/or two storey extensions.

The application site lies within the settlement boundary, as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing flat roof outhouse (which appears to be an original outbuilding at the property) at the rear of the property and construct a two storey rear extension and a single storey rear extension. A driveway area is also proposed within the front garden of the property.

The single storey extension would measure 2 metres wide, 5 metres deep with a 3.3 metre ridge height. The two storey extension would measure 6.4 metres wide, 5 metres deep with a 7.4 metre ridge height. The extensions would be finished in render.

The proposed driveway, which would slope down gently from the northeast to the southwest, would measure 5.1 metres wide and involve the removal of the grassed garden area. The driveway would be laid in block paving and the front elevated patio area and stepped access, would be retained by a new brickwork wall measuring just under 1 metre in height.

PLANNING HISTORY

The Council's records do not indicate any other planning history for this site.

CONSULTATION

Consultations have not been carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining properties. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- The Merthyr Tydfil Replacement Local Development Plan 2016-2031

SW4 – Settlement boundaries/location constraints
SW11 – Sustainable design and place making

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed extensions and front driveway area, by virtue of their design and finishes, would be acceptable in terms of their impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, although partly visible from the front highway when approaching the dwelling from the southeast, it would not appear as a prominent or dominant addition to the property. The design, scale and the finishes of the extension are also considered acceptable. It would comprise a pitched roof design with a rear gable which would match the roof pitch of the original dwelling. Whilst the ridge height of two storey extensions are generally required to fall below the ridge height of the original property, in this instance, the extension, even with a matching ridge height to the original property, would appear as a proportionate addition. The extension would also be finished in materials to match the original dwelling. Thus, the ridge height of the extension would

not warrant the refusal of the application and the two-storey extension is therefore considered acceptable. Indeed, neighbouring properties within the street have also been extended by the addition of similar two-storey rear extensions. The proposal would therefore be in context with the character and appearance of the area and comply with LDP Policy SW11.

Likewise, the single storey rear extension in terms of its design, scale and finishes would also be considered acceptable. The extension would remain screened from the front street scene and would be a subordinate and proportionate addition to the property. As such, it would not have an adverse impact on the character and appearance of the dwelling and would comply with LDP Policy SW11.

The proposed alterations to the front garden for the provision of a driveway have also been considered acceptable. The removal of the sloping grassed area to the northwest of the stepped access would allow for the provision of a paved driveway and include the erection of a brickwork retaining wall. This wall would measure 0.95 metres in height, and as such, would introduce a small retaining wall to the front of the property, however, it would be set back from the front highway by approximately 5 metres. As such, the new wall and associated works would not appear as a dominant or alien feature within the street scene. Indeed, some of the neighbouring properties have also altered their front garden to provide a front paved parking area, some of which also involve the erection of a small redbrick retaining wall. This part of the development would also appear in context with the character and appearance of the existing street scene and would therefore comply with LDP Policy SW11.

Residential Amenity

The proposed development would be constructed between two neighbouring properties, namely 18 and 16 Duffryn Fawr, which are the neighbouring properties most likely to be impacted by this proposal.

With regards to 18 Duffryn Fawr, the proposed two storey extension would be just over 2 metres from the dividing boundary with this neighbour. As such, it is only the proposed single storey extension which would be constructed immediately adjacent to the boundary with this neighbouring dwelling. Thus, whilst the proposed extensions would project 5 metres from the rear elevation, the fact that the two-storey element is sited away from this neighbouring property would ensure that the natural light into the neighbouring rear garden and rear windows is not significantly affected as a result of this proposal. The set back of the two-storey extension would also ensure that it does not result in an excessive overbearing or dominant form of development. Furthermore, there are no side facing windows proposed to the ground or first floor of the extensions which would also ensure that the proposal does not result in any loss of privacy to the amenities of these adjoining occupiers.

With regards to 16 Duffryn Fawr, the proposed two-storey development would be sited to the side of this property. However, it would be located approximately 2.75 metres from the dividing boundary with this neighbouring dwelling and an additional 1.5 metres from the neighbouring property itself. As such, the two-storey extension would not appear as an overbearing form of development, particularly since the two storey extension would sit alongside the side gable elevation of this neighbouring property (given that 16 Duffryn Fawr is located further away from the front highway than the application property). Furthermore, there are no side facing windows proposed to the first floor of the extension

which would also ensure that the proposal does not result in any significant loss of amenity to these adjoining occupiers.

As such, the relationship between the existing dwelling and the neighbouring properties either side, would be considered acceptable and would therefore comply with LDP Policy SW11.

Whilst it is noted that the proposal also includes the provision of a driveway and associated works to the front of the property, it is considered that this part of development, by virtue of its siting, would not have an adverse impact on the privacy or amenities of nearby adjoining occupiers and would also comply with LDP Policy SW11.

Parking and Highway safety

The proposed extension seeks to provide additional living space at ground floor and an additional 2 bedrooms at first floor and could therefore increase the demand for on-site parking. However, the development also includes the provision of a front driveway, which can accommodate two vehicles on-site. In addition, there is additional unrestricted car parking available within the highway at the front of the property. The proposed development would therefore not have a significant detrimental impact on highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

For the reasons discussed above, the proposed development would comply with the relevant policies and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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:

- Proposed block plan, received: 6th July 2020;
- Proposed sections, received: 6th July 2020;
- Proposed elevations, received: 6th July 2020;
- Floor plan proposed, received: 6th July 2020;
- Proposed block plan, received: 10th August 2020;

- Proposed drawings, received: 10th August 2020;

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. 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:

17/08/20

