

DELEGATED REPORT

Application No: P/21/0101

Site Address: 9 Harrison Street
Penydarren
Merthyr Tydfil
CF47 9SJ

Development: Construct single storey rear extension (demolish existing)

Case Officer: Marlene Ferreira

Site Visit: 6th April 2021

Application Expiry Date: 24th May 2021

Consultation reply date expired: 21st April 2021

APPLICATION SITE

The application site relates to a mid-terraced dwelling, 9 Harrison Street, in the area of Penydarren. The dwelling, like many of the other properties in the street, has been extended to the rear by means of a single storey extension. The property is served by a private rear garden area which also provides a hardstanding area for on-site parking enclosed by a roller shutter, adjacent to the adopted lane to rear of the property.

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 replace the existing rear extension with a mono-pitched roof and construct a single storey extension with a flat roof to the rear of the dwelling to provide an extended kitchen area and WC.

The proposed extension would have a central roof lantern and would measure 4.05 metres wide, 6.1 metres deep, with a 2.85 height (3.5 metres in height including roof lantern). It would be finished with rendered elevations and UPVc windows and doors.

The existing ground floor rear lounge window would also be altered to a full height window. These works however, would not require planning permission and as such would not be considered under the assessment of this application.

PLANNING HISTORY

The council's records do not show any recent planning history relevant to the assessment of this application.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 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

- Merthyr Tydfil Replacement local Development Plan (LDP) 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 rear 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, modest scale and matching material finishes, would amount to a proportionate and sympathetic addition to the dwelling. Although the addition of flat roof extensions would normally be resisted, since these tend to appear at odds with the roof design of the original property, it is considered that the flat roof design in this instance, has been proposed to allow for the addition of a central lantern feature. Furthermore, it should be noted that the extension, when viewed from the rear lane or neighbouring gardens, would be viewed in context with other existing two-storey and single storey rear developments, some of which also comprise a flat roof design. The proposal would therefore appear compatible with

other existing development surrounding the application site. As such, it would not detract from the character or appearance of the dwelling or the wider street scene and would accord with LDP Policy SW11.

Residential Amenity

The extension would sit between 8 and 10 Harrison Street and these are the properties most likely to be impacted by the proposed development.

In respect of 8 Harrison Street, the extension would be setback approximately 1 metre from the dividing boundary over a length of 6.1 metres. Given the height of the extension with its flat roof, combined with its distance from the dividing boundary, the proposal would not have any significant overbearing impact upon these neighbouring occupiers. Likewise, its scale would not result in any significant loss of light. Furthermore, it would not give rise to any significant loss of privacy (given the absence of any side facing windows, which could potentially provide direct overlooking in to the neighbouring garden. The relationship between the proposed development and 8 Harrison Street would therefore be acceptable and complies with LDP Policy SW11.

In respect of 10 Harrison Street, the proposal would adjoin the side wall of the neighbouring two-storey rear extension. Whilst the proposed extension would project 1.6 metres more than the existing neighbouring extension, its single storey height would ensure that the proposal does not appear overbearing when viewed from this neighbouring property. Furthermore, due to the absence of any side facing windows, no loss of privacy would arise as a result of this proposal. The relationship between the proposed development and 10 Harrison Street would therefore be acceptable and complies with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide extended living accommodation and as such, would not increase the demand for on-site parking. Thus, the proposal would not have any detrimental 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 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 number: 02026012-02, received: 29th March 2021;
- Drawing number: 02026012-03, received: 29th March 2021.

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

INFORMATIVES

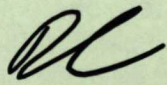
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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


P.P. Head of Town Planning

DATE: 20.05.2021