

DELEGATED REPORT

Application No: P/19/0286

Site Address: 17 Wingfield Street
Aberfan
Merthyr Tydfil
CF48 4RA

Development: Alterations to rear and side wall of existing dwelling and construction of single storey side/rear extension

Case Officer: Caroline Pulley

Site Visit: 2nd January 2020

Application Expiry Date: 16th March 2020

Consultation reply date expired: 28th November 2019

APPLICATION SITE

The application site relates to a mid-terrace property located within the residential area of Aberfan. The property is fronted directly onto the street and is bound by neighbouring properties on both sides. Its rear garden is linear in form and is north facing. It currently contains a two-storey, three quarter width extension which is shared across the boundary with number 16 Wingfield Street. Beyond the back wall of this extension is a single storey lean-to extension. The neighbouring property to the west (18 Wingfield Street) is offset from the side wall of the two-storey extension. It is positioned on a slightly higher ground level and has been extended with a long single storey extension. This contains a kitchen window in the elevation which directly faces the side wall of the applicant's existing two-storey extension. A small lean-to extension is positioned on the common boundary and provides access to the neighbour's rear garden. The other neighbouring property is laid out in a similar manner to the application site. However, it should be noted that its garden is stepped down on a slightly lower level to the application site.

PROPOSED DEVELOPMENT

Full planning permission is sought to undertake alterations to the rear and side wall of the existing dwelling and for the construction of a single storey side/rear extension. The extension would have an 'L' shaped footprint measuring 6.2m in length along the western boundary and 2.5m in length along the eastern boundary. The rear wall of the extension would measure 4.8m in width and would contain a set of bi-fold doors. The side and rear walls of the extension would be clad in timber and the roof would be covered in grey concrete tiles. The extension would allow the ground floor to be reconfigured to provide an open plan living room/dining area and a small w.c.

At first floor, the scheme proposes to remove the original back wall of the dwelling and replace it with a new rendered wall which would extend approximately 100mm beyond the line of the existing. The scheme also proposes to extend the west facing side wall of the two-storey extension by 300mm (increasing the width of the first floor from 3.3m to 3.6m in width). Internally, the first floor would be reconfigured to provide a large bedroom to the front, and two bedrooms to the rear with a bathroom being provided in-between two of the bedrooms. Two skylight windows would be inserted into the main roof rear plane of the dwelling with an additional skylight window being provided within the side facing roof plane of the two-storey extension.

PLANNING HISTORY

There is no recent planning history relating to the application property.

CONSULTATION

None undertaken.

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 representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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 Local Development Plan (LDP) 2006-2021:

Policy BW4 – Settlement boundaries/location constraints
Policy BW7 – Sustainable design and placemaking

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

PLANNING CONSIDERATIONS

The proposed single storey extension is considered to be of a modest scale and appropriate design which would be sympathetic to the dwelling. It is also noted that there are other additions visible in the rear street scene which vary in their design and scale. As such the extension would not appear out of place nor would it adversely impact on the character of the dwelling or the area in general. It is therefore found to be acceptable and in compliance with Policy BW7 of the LDP. The alterations proposed to the first floor level of the property are also acceptable. While it is noted that the original back wall of the property would be replaced by a new cavity wall which would project 100mm beyond the line of the existing, this alteration would not detract from the overall appearance of the terrace. Similarly, extending the side wall of the two-storey extension by 300mm would not significantly alter the appearance of the existing extension nor would it harm the appearance of the terrace or the surrounding area in general.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. In respect of the single storey extension, it is noted that the dwelling to the east (16 Wingfield Street) has a two-storey and single storey extension located adjacent to the shared boundary with the application site. While the proposed single storey extension would protrude beyond the back wall of the neighbour's extension, it would be of the same length as the existing single storey extension. Moreover, it is noted the roof of the new extension would be pitched and would slope down to a height of 2.35m whereas the existing extension currently slopes off the back wall of the two-storey extension from a height of 3.3m. As such, the construction of the extension would not give rise to any significant impact to number 16.

The dwelling to the west (18 Wingfield Street) has a small lean-to extension and a single storey kitchen and bathroom extension which projects approximately 4.8m from the original back wall. As the proposed extension would be sited hard on the shared boundary with the application property, there would be some loss of light and overbearing impact to the window located within the side wall of the neighbour's extension. While this impact is acknowledged, the applicant could construct a 4m long single storey extension with an eaves height of 3m without the need for planning permission. While noting that the proposed extension would project 6.2m from the back wall of the house, the neighbouring property is located on a slightly higher ground level. As such, the side wall of the extension would be only 2m high when viewed from the neighbour's window. Overall, given that the extension would be limited in terms of its height and the neighbouring property is sited on a slightly higher level to the application property, it is considered that the extension would not unduly comprise the exiting levels of amenity currently enjoyed by the occupiers of the neighbouring property. Finally, whilst the extension would feature glazed windows within its roofline, it is not considered that these openings would result in a harmful level of overlooking or loss of privacy. It should also be noted that no representations were received following the publicity exercise undertaken with the adjoining occupiers. The proposed scheme is therefore found to be in accord with Policy BW7 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:

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 656.002B received on 20.01.2020

Drawing number 656.001 received on 20.01.2020

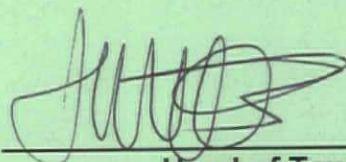
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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:

21/1/20