

DELEGATED REPORT

Application No: P/20/0172

Site Address: 87 Mount Pleasant
Cardiff Road
Merthyr Vale
Merthyr Tydfil
CF48 4TB

Development: Alter decked area to the front of the property to provide a larger concrete decked area

Case Officer: Marlene Ferreira

Site Visit: 30th July 2020

Application Expiry Date: 30th November 2020

Consultation reply date expired: 19th August 2020

APPLICATION SITE

The application site relates to a two-storey terraced dwelling, 87 Mount Pleasant, located off Cardiff Road in Merthyr Vale. The dwelling, like all other nearby properties along this part of Cardiff Road, is elevated above the front highway and is accessed via a stepped access with an elevated patio area (set over various levels) which provides access into the property. The front access, like others along this street, is retained by a 1.6 metre high stone wall (with black metal railings above) immediately adjacent to the front highway.

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 extend the patio area to the front of the property to provide a larger level access.

The proposal would involve removing the central steps from the lower area of the elevated patio and re-siting them to the northern side elevation. This would enable the higher patio area (to the southern side of the property) to project further forward by 0.85 metres to meet the depth of the lower patio area and to extend to the north by a maximum of 3.15 metres, to meet the proposed new steps. The extended patio area would be retained by a 0.9 metre high wall with black metal railings above. This enables the provision of a storage area below the extended patio area and would provide a large front concrete patio area at one level.

PLANNING HISTORY

The council's records do not show any other recent or relevant 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) Order (Wales) 2012, letters were sent to nearby occupiers. No letters of representation have been received.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

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 patio extension would be acceptable with regards to its impact upon the character and appearance of the street scene and upon residential amenity.

Character and Appearance

The proposed patio extension, as a result of its siting at the property's primary frontage, would result in a visible addition to the dwelling. However, the extension to the patio area would not be substantial in scale, given that it would extend less than 1 metre in depth and would be retained by a wall measuring less than 1 metre in height. Whilst it would extend between 2.6 and 3.15 metres in width, the wall would be finished in render (to be conditioned) with a black metal railing above (to match the existing railings) and the proposal would therefore provide one single and level upper patio area. As such, it would appear more appropriate and visually pleasing than the various ad-hoc patio levels currently existing to the front of the property. The proposed patio extension, given its overall scale and finishes, would therefore appear as an acceptable addition to the front of the dwelling. Indeed, the neighbouring dwellings along this side of the street, all have front patio areas which vary in scale and appearance and the proposal would therefore appear in context with the character and appearance of the street scene and would accord with LDP Policy SW11.

Residential Amenity

The extension would be sited adjacent to the neighbouring attached dwellings, 85 and 89 Mount Pleasant, and these are the properties most likely to be affected by this proposal.

The proposal to extend the front patio area would allow for a larger elevated area to the front of the property which would enable its occupiers to use this area and look back into the front windows of these neighbouring properties. However, it should be noted that the front windows of these neighbouring properties can already be overlooked by the existing elevated patio areas to the front of the dwelling. Similarly, the front windows of the application property can also be overlooked by the front elevated patio areas to the front of these neighbouring dwellings. As such, this relationship is already existing between the properties within this street and the extended patio area to the front of this dwelling would therefore not have any additional significant impact upon the amenities of these neighbouring properties. It should also be noted that the front of these properties can already be overlooked by pedestrians travelling along the front pavement. The relationship between the proposed development and nearby occupiers would therefore be acceptable and would comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore 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:

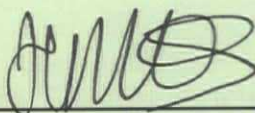
- 009.02, Proposed Plans, received: 5th October 2020;
- 009.02, Proposed Elevation, received: 5th October 2020;

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

3. **Before the patio area hereby permitted is brought into use**, the retaining wall shall be faced in render, details of which, shall be first submitted to and approved in writing by the Local Planning Authority.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

15/10/20