

DELEGATED REPORT

Application No: P/20/0119

Site Address: 5 Pleasant View
Cardiff Road
Treharris
CF46 5LS

Development: Erect new decking and new fencing to front garden

Case Officer: Marlene Ferreira

Site Visit: 23rd June 2020

Application Expiry Date: 3rd November 2020

Consultation reply date expired: 6th July 2020

APPLICATION SITE

The application site relates to a two-storey terraced dwelling, 5 Pleasant View, located off Cardiff Road in Treharris. The property is served by a rear access off Park Lane, where on-site parking, within the existing garage is provided. At the front, the dwelling, like other nearby properties along this part of the street, is elevated above the front highway and is accessed via a stepped access with elevated decked/patio areas (set over various levels) which provides access into the property. The front stepped access is retained by a natural high stone wall with black metal railings above, immediately adjacent to the front highway. A high red brickwork wall with timber fencing above retains the elevated decked/patio areas above.

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 and alter the decked/patio areas to the front of the property to provide a smaller level decked/patio area at lower level and a larger decked/patio area at mid-level. The application was submitted following an enforcement complaint, and the works have therefore already commenced prior to the submission of this application.

The existing steps off the front highway and its natural stone retaining wall would not be altered, however, the proposal would involve reducing the size of the lower level area by providing an L' shaped lower decked/patio area with new steps on the eastern side (approximately 2.1 metres above the front highway). This would be enclosed by the existing blockwork/brickwork wall. The new steps would allow for adequate access onto a larger mid-level decked/patio area which would be 0.9 metres higher than the lower

decked/patio area (and thus, approximately 3 metres higher than the front highway). It would be enclosed by a 1.05 metre high timber balustrade. The existing upper level of the decked/patio area would remain unaltered, except for the new central steps which would enable for adequate access from the middle decked/patio area to the upper decked area and into the front entrance of the property.

Whilst the proposal includes the erection of fencing to the side elevations of the decked/patio areas, these would measure 2 metres in height or less from existing ground level and as such would not require planning permission. Thus, this part of the development would not be considered under the assessment of this application.

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 proposal 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 decked/patio extension and alterations, as a result of their siting to the front of the property, would result in a visible addition to the dwelling. However, the alterations to the decked/patio area would not be substantial in scale, given that the decked areas would be provided at the same levels as the existing. The lower decked/patio area would be made slightly smaller and the mid-level decked/patio area would be made slightly larger in area. The lower decked/patio area would be enclosed by the existing blockwork/red

brickwork wall, whilst the mid-level decked area would be enclosed by a 1.05 metre high timber balustrade. Whilst the proposal would result in a front decked/patio area with a total height of 4 metres (which includes the balustrade enclosure) when measured from the front pavement ground level (which would only include the lower level and mid-level decked areas, given that the level of the upper level would not be changing as a result of this proposal), this would only be 0.4 metres higher than the height of the former enclosure to the front of the property, which measured 3.6 metres in height. In addition, these works would provide two useable decked/patio areas and would be a visual improvement to the various ad-hoc patio levels currently existing to the front of the property. The proposed decked/patio alterations, given their overall scale and finishes (and when compared to those existing), 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 elevated patio areas which vary in height, scale and appearance and the proposal would therefore appear in context with the character and appearance of the street scene and accord with LDP Policy SW11.

Residential Amenity

The proposed alterations would be sited adjacent to the neighbouring attached dwellings, 4 and 6 Pleasant View, and these are the properties most likely to be affected by this proposal.

The proposal would involve the creation of a larger mid-level decked/patio area and would therefore allow for the creation of 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 dwellings. 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 application 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, in particular, the occupiers of 4 Pleasant View, located to the west, which is located at the same level as the application property. Whilst it is noted that the property to the east, 6 Pleasant View is located at a lower level and as such, the impact upon this neighbouring dwelling could be more harmful in respect of overlooking, it should also be noted that the decked/patio areas would be enclosed to this elevation by a 1.9 metre high wall with fence alongside at least 3.8 metres of the upper level and mid-level decked/patio areas. It would also be enclosed by a 1.3 metre high fence beyond this point and where it is adjacent to the lower level decked/patio area. As such, the proposed extension and alterations to the decked/patio areas to the front of this dwelling would 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:

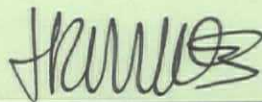
RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans and documents:

- Existing and Proposed Front Elevation, received: 8th September 2020;
- Existing and Proposed Birds Eye View, received: 26th August 2020;
- Proposed View from House 4 and Proposed View from House 6, received: 26th August 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 20/10/2020