

DELEGATED REPORT

Application No: P/19/0301

Site Address: 10 Ninth Avenue
Galon Uchaf
Merthyr Tydfil
CF47 9TL

Development: Proposed two storey rear extension

Case Officer: Caroline Pulley

Site Visit: 5th December 2019

Application Expiry Date: 17th April 2020

Consultation reply date expired: 6th March 2020

APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling located within the residential area of Galon Uchaf. The dwelling is set back and is sited below the level of the front highway, being accessed from the pavement via a stepped access. It is served by a rear garden area which is stepped over two levels, a lower grassed area and an elevated patio area which is in line with the dwelling's internal floor level. Neighbouring properties are located immediately to the south and north and are on a comparable level to the application property. To the rear, the garden of the property is bound by the rear elevations of semi-detached properties located on Galon Uchaf Road.

PROPOSED DEVELOPMENT

This application seeks full planning permission for a two-storey extension across the back wall of the property.

The proposed extension would measure 7.9m in width by 3.4m in depth and would accommodate a dining room, utility room and w.c. on the ground floor and two bedrooms on the first floor. A dual pitched roof is proposed to a maximum height of 6.8m, and would be covered with matching roof tiles. With regard to fenestration, a patio door and window is proposed within the rear ground floor elevation whilst two bedroom windows are proposed at first floor. The northern side elevation of the extension (facing 8 Ninth Avenue) would also contain a window and a doorway. It should also be noted that as part of this development, a new first floor window is also proposed within the northern side elevation of the existing house. This window would serve a bathroom. The external walls of the extension are to be rendered to match the existing.

PLANNING HISTORY

There is no recent planning history relating to the site.

CONSULTATION

No statutory consultees were contacted as part of this application.

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 County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

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

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of

the dwelling when viewed from the highway. The width and roof design of two-storey rear extension has however raised concerns.

Whilst the SPG acknowledges that a rear extension will often have a reduced visual impact on the existing building, it advises that its design and scale is still important to ensure that the development complements the scale and form of the existing property. Specifically, it states that *'two-storey extensions should be of an appropriate size that is proportionate to the existing building'*. Also, *'...greater care in their design is required to ensure that they have a satisfactory relationship to the existing dwelling and their context'*.

The extension proposed as part of this application is as wide as the existing house. The original scheme also incorporated a very shallow roof pitch which poorly reflected the pitch and form of the main roof. For these reasons, it was considered that the two-storey extension would represent an over-dominant and unsympathetic addition to the property. In order to address these concerns, the agent was invited to amend the application. Specifically, it was requested that the first floor of the extension be reduced in width and set away from the boundary with 12 Ninth Avenue (to the south). This amendment would reduce the mass and scale of development, which in turn, would allow the roof design to be subservient and appropriate to the scale and form of the existing roof. While the scheme has been amended, the scale of the extension remains unchanged. Instead, a dual pitched roof is now proposed.

A two-storey extension of this scale and roof design would not normally be supported. The roof form is alien to the character of the area and its scale and form appears quite dominant when viewed in association with the existing house and the semi-detached building as a whole. However, it is recognised that its positioning to the rear of the house limits the impact the development would have on the surrounding area. Also, whilst the roof form is not entirely appropriate, the introduction of a double gable does somewhat help to break up the mass and bulk of the extension. Also, the ridge heights of the two gables fall well below that of the original property. It is also recognised that the extension is proportionate to the depth of the existing property. Its external finishes in respect of roof tiles and rendered elevations would also match those on the existing property. It is therefore considered that whilst the extension would amount to a large scale addition, it would not result in a development which would significantly detract from the character or appearance of the dwelling or the wider area. As such, the proposal would comply with Policy SW11 of the LDP.

Consideration has also been given to the impact of the proposed extension on the amenities of neighbouring properties. In this respect, it is noted that the side wall of the extension would be sited hard on the boundary with the adjoining semi-detached property (12 Ninth Avenue). However, the extension would be modest in terms of its depth and this would significantly reduce the overall impact of the development upon the adjoining property. Additionally, number 12 Ninth Avenue is situated to the south of the proposed extension and as a result, the development would not result in an unacceptable loss of light or overshadowing impact to this property. The dwelling to the north known as 8 Ninth Avenue would experience a degree of overshadowing impact during part of the day. However, due to the modest depth and position of the extension, being set in from the shared boundary, the loss of light to this property would not be to an unacceptable extent.

In terms of any potential loss of privacy, it is acknowledged that the proposed extension would feature first floor windows. However, these would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties on either side

or indeed those dwellings to the rear (36 and 38 Galon Uchaf Road). The first floor window proposed within the side wall of the existing property would serve a bathroom and could be obscurely glazed to prevent a harmful level of overlooking to the first floor windows located within the side wall of the neighbour's property. It should also be noted that no representations were received following the publicity exercise. As such the proposal is found to be acceptable in terms of residential amenity and thus is in accord with Policy SW11 of the LDP.

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

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 675.01 received on 21.02.2020

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.

4. Before the development hereby permitted is brought into use, the first floor bathroom window located within the north facing elevation of the property, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The windows shall be permanently retained in that condition thereafter.

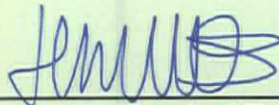
Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

6/3/20.