

Decision Notice
after 7th Jan

DELEGATED REPORT

Application No: P/19/0313

Site Address: 40 Riverside Park
Merthyr Tydfil
CF47 8PQ

Development: Proposed rear extension to existing rear annexe

Case Officer: Rebecca Owens

Site Visit: 16th December 2019

Application Expiry Date: 29th January 2020

Consultation reply date expired: 30th December 2019

APPLICATION SITE

The application relates to a semi-detached dwelling located within the settlement boundaries and in a mainly residential area. The site is bounded by a highway to the front, other dwellings to the sides and undeveloped land to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension to an existing single storey rear annexe. The extension would be erected off the rear elevation of this annexe and would be the same width (3.35m). It would have a depth of 4.7m, which when combined with the existing annexe would result in a projection of 7.6m from the main rear elevation. The extension would have a flat roof with a height of 2.4m. The roof would feature a large central lantern which would be 2.2m by 1.5m and which would project above the flat roof by a further 0.4m. The side elevations of the extension would feature large windows and the rear elevation will contain a bi-folding door. The extension would have an EDPM roof and the walls would be finished with brickwork to match the existing walls.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining dwellings.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy BW7: Sustainable design and place making of the Merthyr Tydfil Local Development Plan 2006-2021 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed extension is considered to be of an acceptable design and whilst it would differ in appearance from the existing annexe, it would not appear any more incongruous than the existing conservatory that it seeks to replace. It is also acknowledged that the proposal would result in a projection of 7.6m off the main rear elevation of the dwelling. However, this would only be 1.55m longer than the existing arrangement. It would also be single storey in height and located in a relatively discrete location to the rear of the application dwelling. As such it is not considered that it would be harmful to the character or visual amenities of the dwelling itself for indeed the area in general. The proposal would therefore comply with Policy BW7 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding neighbours. In this respect it is noted that there are two dwellings directly adjoining the site which are located on either side of the dwelling (namely 39 Riverside Park to the west and 41 Riverside Park to the east). Whilst the proposed extension would result in a projection off the main rear elevation of 7.6m, it would be set off both side boundaries and would have a flat roof with a height of just 2.4m. As such it would not have an overbearing impact on the adjoining properties or indeed result in any unacceptable overshadowing. It is acknowledged that the extension would feature glazing to the side elevations which would directly face towards the neighbouring properties to the east and west. However, the existing boundary treatments on both the western and eastern sides are of a sufficient height to prevent any unacceptable overlooking or loss of privacy. Furthermore, it is noted that no representations were received following the publicity exercise. Having taking the above into consideration, the proposal is found to be acceptable in terms of its impact on residential amenity and thus would 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/REASONS:

1. The development shall begin not later than five years from the date of this decision.

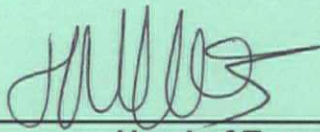
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Drawing Title: Planning Drawing Proposed Plans + Elevations, Drawing Number: 004.02, Received on 4 December 2019.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

8/1/20