

DELEGATED REPORT

Application No: P/21/0147

Site Address: 10 George Street
Bedlinog
Treharris
CF46 6RT

Development: Erection of two storey rear extension

Case Officer: David James

Site Visit: 4th May 2021

Application Expiry Date: 11th June 2021

Consultation reply date expired: 27th May 2021

APPLICATION SITE

The application site relates to a two-storey, mid-terraced dwelling situated within a residential street in Bedlinog. The property faces in a north-westerly direction onto the street. It is bound by other dwellings to either side and to the rear.

The topography of the area is such that the highway at the front is at a higher level than the dwellings and rear gardens.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension with associated internal and external alterations. The proposal would involve the demolition of an existing rear single-storey extension and outbuilding, and the construction of the new extension across the full width of the main back wall of the property. The extension would have a somewhat irregular footprint, extending from the rear of the dwelling, then extending at an angle to follow the boundary of the rear garden.

The proposed extension would measure 4.8m wide, a maximum of 5.4m deep and 6.8m high, incorporating a pitched roof, which would be slightly below the ridgeline of the main property. On the ground floor, the extension would accommodate a kitchen. At first floor level, the extension would provide two additional bedrooms. The extension would have bi-folding doors in its rear elevation at ground floor level, and two windows at first floor level. The roof of the dwelling would be finished in slate, the walls would be rendered, and the doors and windows would be white upvc. These materials would match the dwelling.

A velux window would be inserted into the rear facing plane of the existing roof of the dwelling.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

Bedlinog and Trelewis Community Council

No objection

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 objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

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. Whilst it would extend the entire width of the property, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials would match the existing house. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would result in a two-storey development, in close proximity to the shared boundaries with 9 and 11 George Street (for a depth of 4.2m adjacent to number 9, and 5.4m adjacent to number 11). However, most of its length would be adjacent to the existing single-storey extension on the rear elevation of number 11, with only 2m extending beyond this. Similarly, it would be entirely adjacent to the existing single-storey extension, and the additional conservatory, of number 9. This would somewhat mitigate the impact of the proposal on the adjoining dwellings, in terms of overbearing, overshadowing and loss of light impacts.

The gardens along this part of George Street have a south-easterly aspect. As such, taking account of the position of the proposed extension in relation to the neighbouring dwellings, it is acknowledged that the development would result in some limited overshadowing and loss of light to the rear gardens, during the start and end of the day. However, given the above mentioned factors, it is not considered that it would result in a harmful level of overshadowing or loss of light.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension. In this respect, it is noted that the proposed extension would include two windows in its rear elevation at first floor level, and glass bi-folding doors at ground floor level. However, no windows are proposed in the side elevations of the extension. Given the nature of the rear gardens of terraced properties, it is acknowledged that a significant degree of overlooking between the properties would already occur. As such, it is not considered that the proposed extension would significantly increase the degree of overlooking that already occurs from the existing rear windows of the application site. Therefore, the proposal would not result in a harmful level of overlooking.

The minimum distance (approximately 18m) between the rear elevation of the proposed extension and the rear elevations of the properties situated along Mary Street, to the rear, is 18m, and this would be at an oblique angle. Moreover, these properties, and their rear gardens, are at a significantly lower level than the application site. As such, the scheme would not result in an unacceptable impact on the residential amenity of these properties.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 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:

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:

GS-02: Proposed Plans received on 16th April 2021

GS-03: Proposed Elevations received on 16th April 2021

GS-04: Site Plans received on 16th April 2021

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

INFORMATIVES

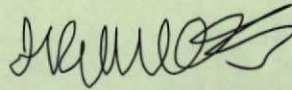
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/5/21