

DELEGATED REPORT

Application No: P/21/0137

Site Address: 16 Penyfan View
Gurnos
Merthyr Tydfil
CF47 9BX

Development: Erection of single storey extension (disabled accommodation)

Case Officer: David James

Site Visit: 4th May 2021

Application Expiry Date: 7th June 2021

Consultation reply date expired: 10th May 2021

APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling situated within a residential cul-de-sac in Gurnos. The property faces in a westerly direction onto a shared parking area and the street. It is bound by other dwellings to either side, and a highway to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey rear extension with associated internal and external alterations. The proposal would involve the demolition of an existing rear conservatory.

The proposed extension would measure 3.5m wide, 6m deep and a maximum of 3.1m high, incorporating a pitched roof (with eaves at a height of 2.6m). The extension would accommodate a bedroom and shower room for use by a disabled person. As a result of the proposal, a small, new window would be inserted into the rear ground floor of the existing property.

The extension would have a window in its rear elevation, a door in its north side elevation, and two velux windows in its north facing roof plane.

PLANNING HISTORY

There is no recent planning history relating to the application site.

CONSULTATION

None undertaken.

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 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 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. Additionally, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. The submitted plans indicate that the walls of the extension would have a rendered finish, while the dwelling is finished in brick. While it would be preferable for the finish of the extension to match that of the dwelling, it is noted that there are a number of conservatories in the rear street scene, whose finishes do not match the dwellings, and an outbuilding in the rear garden of a neighbouring dwelling, with a rendered finished. Taking this in account, the proposal accords 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 development in close proximity to the shared boundary with 17 Penyfan View, for a depth of 6m. The original plans proposed a mono-pitched roof with a maximum height of 3.6m, which would have been directly adjacent to the boundary with number 17. This would have resulted in a harmful impact on this neighbour, in terms of overbearing impact. Following consultation with the agent, the plans were amended to include a pitched roof, with a maximum height of 3.1m and an eaves height of 2.6m. While it is acknowledged that this would still result in a degree of overbearing to number 17, it is noted that the eaves height of the proposed extension would be lower than that of an extension that could be constructed under permitted development rights (3m), with the depth of the extension being the reason a planning application is required. Moreover, the eaves would be only 0.6m higher than a boundary wall or fence that could be erected under permitted development rights. Additionally, given the relatively low height of the boundary walls, and the open nature of the rear gardens of the street, the extension would actually result in a somewhat increased amount of privacy for number 17. Given the existing level of overlooking there would be no harm caused to this neighbouring property by the proposed rear window of the extension.

Given the single-storey nature of the development, and its relatively low maximum height, it is not considered that it would have a harmful impact on number 17, in terms of overshadowing or loss of light.

The extension would be set back 2.3m from the shared boundary with 15 Penyfan View. As such, and given its single-storey nature, it is not considered that it would have a

harmful impact on this dwelling, in terms of overbearing or loss of light. It is acknowledged that the door in the proposed extension would face toward the conservatory and rear garden of number 15. However, the potential impact arising from this, in terms of loss of privacy, would be less than that experienced from the conservatory, which the proposed extension would replace.

Considering the above factors, it is not considered that the overall impact of the proposal would be unacceptable in terms of loss of light, loss of privacy, or overbearing impact.

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:

16, Penyfan View (Existing and Proposed Plans) received 10th May 2021

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

INFORMATIVES

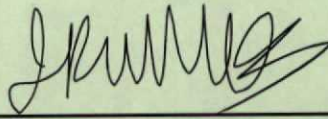
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

25/5/21