

DELEGATED REPORT

Application No: P/20/0189

Site Address: Beechwood
Gernant Lane
Heolgerrig
Merthyr Tydfil
CF48 1ST

Development: First floor extension above existing garage

Case Officer: Caroline Pulley

Site Visit: 4th September 2020

Application Expiry Date: 13th October 2020

Consultation reply date expired: 10th September 2020

APPLICATION SITE

The application site relates to a two-storey, detached dwelling situated along Gernant Lane in the residential area of Heolgerrig. The property is bound by Gernant Lane to the front, Gernant House to the north and undeveloped land to the south which has a SSSI and SINCE designation. It benefits from a reasonable sized front garden area which provides off-street parking provision for a number of vehicles. The rear garden area is relatively open and provides clear views over the valley floor. The adjoining neighbouring property, Gernant House, is located approximately 20m to the north of the site. It is located on significantly lower ground than the application site and is orientated so that the rear elevation of the property, which incorporates a number of ground floor windows and a single first floor window, faces the site. To the west of the site and on the opposite side of Gernant Lane are two detached dwellings situated on higher ground.

PROPOSED DEVELOPMENT

The application seeks full planning permission to construct a first floor extension above an existing detached garage. The proposal would result in the walls of the garage being increased from 2.6m to 3.9m. Its pitched roof would be extended from a ridge height of 3.7m to 5.75m. The proposal would provide a storage room which would be accessed internally from the garage. No additional windows or doors are being proposed within the side elevations of the garage. However, a first floor window would be inserted within the front elevation of the garage and four skylight windows would be inserted within the roof of the building (two to each roof plane).

PLANNING HISTORY

P/19/0056	First floor extension	Approved 05.04.2019
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CONSULTATION

None undertaken with 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 objection 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

In terms of visual amenity, the garage is set back from the lane and is reasonably inconspicuous within its setting. Whilst it is noted that a substantial increase is proposed to the height of the building, the garage still appears subservient to the scale of the existing house. It is also noted that the scheme has been amended through the course of the application. This has resulted in a window being inserted to the front elevation, which helps to break up the mass and bulk of the garage at eaves level. Taking this into account, the scheme is considered to have an acceptable impact on the visual amenity of the existing property and the surrounding area.

The impact of the proposed scheme upon the residential amenities of neighbouring properties has also been considered. In this respect, it is noted that the garage is offset

from the dividing boundaries with neighbouring properties. As such, it would not have any significant overbearing, overshadowing or overlooking impact on the occupiers of neighbouring properties. Furthermore, it is noted that the garage is orientated to face onto the applicant's own front garden area and no objections have been received to the publicity exercise undertaken with neighbouring properties.

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 013.004 received on 28.10.2020

Drawing number 013.005 received on 28.10.2020

Drawing number 013.006 received on 28.10.2020

Drawing number 013.007 received on 28.10.2020

Drawing number 013.008 received on 28.10.2020

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.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, appearing to be "Hunt", written over a horizontal line.

Head of Town Planning

DATE:

5/11/20