

DELEGATED REPORT

Application No: P/20/0230

Site Address: 15 Heol Y Glyn
Treharris
CF46 5RX

Development: First floor extension and single storey rear extension

Case Officer: Rebecca Owens

Site Visit: 12th October 2020

Application Expiry Date: 27th November 2020

Consultation reply date expired: 27th October 2020

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area. The site is bound by a highway to the front and other dwellings to the sides and rear. The application site occupies a lower level than the adjacent highway with a sloping front driveway and stepped access, although the remainder of the site and side and rear gardens are relatively flat. The site is also significantly elevated above the adjoining dwellings to the rear, which are at a much lower level than the rear garden and dwelling.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor side extension and a single storey rear extension.

The dwelling currently comprises of a two-storey gable fronted section with a single storey element to the side. The proposed first floor extension would be erected to the side of the two-storey part and above the existing single storey element and would be of the same depth and width (7.35m by 5.665m). Thus, it would be in line with the two storey gabled front and rear elevations. The extension would have a pitched roof with a ridge height of 7.3m, which is below that of the two storey roof. Unlike the existing first floor roof, its roof planes would also slope to the front and rear with a side gabled elevation. The extension would provide two bedrooms and an ensuite. The rear elevation of the extension would feature French doors and a Juliette balcony serving one of the bedrooms, with a further window serving the ensuite. The front elevation would also feature two windows serving the other bedroom.

The single storey rear extension would replace an existing rear conservatory. It would measure 3.761m in depth by 5.67m in width and would have a mono-pitched roof with a maximum height of 3.6m. The extension, which would be a sunroom, would feature large bi-folding doors in its rear elevation with windows in both side elevations. The roof would also contain three roof lights.

The external elevations of both extensions would be finished with fined down render and the roofs would be covered with concrete tiles to match the existing roof.

PLANNING HISTORY

The relevant planning history is detailed below:

P/05/0573 First floor extension to side
 Granted planning permission subject to condition on 13 December 2005

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 properties

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site is located at a lower level to the adjoining highway and as such is not prominent within the streetscene. It is also in a residential area characterised by a mixture of different dwellings, which vary in terms of their design, materials and scale. Whilst the proposed scheme would alter the scale and appearance of this property, with a first floor extension flush with the main front elevation, given this context, and the relatively discrete position of the dwelling in relation to the public highway, it is not considered that the proposed extensions would appear out of place or adversely impact on the character and visual amenities of the area. As such, no objections are raised in this respect. In terms of materials, it is noted that the roofs would be covered with interlocking tiles to match the existing roof and the external walls would have a rendered finish. It is acknowledged that render is not currently a feature on the existing dwelling but there are some examples of render within the area and it is not considered that its use would be detrimental to the dwelling or the wider area. In fact, this contrasting but complementary finish would provide a visual break between the original dwelling and the extensions, particularly between the original two storey gabled elevations and the first floor extension. Having considered the setting of the site, the impact of the scheme on the character and visual amenities of the area is found to be acceptable and as such, the development is in accord with Policy BW7 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of surrounding occupants. With respect to the single storey extension, it is noted that this

would replace an existing conservatory of a similar footprint but with a different style and height roof. It is not considered that the proposed single storey sunroom would have any significantly greater impact on the residential amenity of neighbouring occupants than the existing structure.

Notwithstanding this, it is noted that that the proposed first floor extension would introduce an extended first floor level to the dwelling, significantly increasing its scale and introducing first floor windows and French doors. Given that this extension would be located on the opposite side of the dwelling to the neighbouring property of 13 Heol Y Glyn, it would not have any notable impact on this dwelling. However, the extension would be erected adjacent to the north western boundary, which is shared with 17 Heol Y Glyn. This neighbouring dwelling is sited about 4m from this shared boundary and is over 8.5m from the application dwelling itself. As such, it is not considered that the extension would result in an overbearing impact to this neighbouring dwelling and whilst there may be some loss of light and overshadowing during the morning, this would mainly affect the property's driveway and blank side elevation. As such, it is not considered that this would be detrimental enough to warrant the refusal of the application. In addition, as there are no new windows proposed in the extension's flank elevation there would be no direct overlooking or loss of privacy. It is acknowledged that the extension would feature French doors with a Juliette balcony and a window in its rear elevation but these would only allow for angled views across the rear garden of 17 Heol Y Glyn, typical of the overlooking commonly found between neighbouring properties. On this basis and given that no objections have been received in this respect, it is not considered that the level of overlooking or loss of privacy would be to an unacceptable level.

It is also noted that there are three further dwellings that directly adjoin the application site which are located to the rear of the property. These are known as numbers 6, 8 and 10 Heol Nant Caiach and are at a significantly lower level. However, as the first floor extension would be directly behind numbers 8 and 10 Heol Nant Caiach, these would be most affected by the proposal. It is acknowledged that the higher level of the application site in conjunction with the increase in the height of part of the dwelling could have an impact on the occupants of these dwellings and thus must be carefully considered. However, the closest element of the first floor extension to the north/north eastern boundary line would be just over 13m away. The extension would also be over 27m to the nearest part of the rear elevation of 8 Heol Nant Caiach and over 28m from the main rear elevation of 10 Heol Nant Caiach (about 19m from its detached double garage with accommodation above). As such, the proposed extension may be visible to these dwellings but despite the differences in level, it is not considered that the proposal would give rise to an unacceptable loss of light or overshadowing to their rear gardens or windows. Furthermore, consideration has been had for the impact of the first floor extension in terms of overlooking and loss of privacy. While it is recognised that there may be a degree of overlooking to the rear gardens of these dwellings, given the higher level of the application site and the distance of the dwelling from the north/north eastern boundary, and indeed the neighbouring dwellings themselves, it is not considered that there would be direct views into the rear gardens or rear windows of these dwellings. In this respect, it is also noted that no objections were received following the publicity exercise. Having carefully made the above assessment, the proposal is found to be acceptable in terms of its impact on residential amenity and thus would comply 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:**

CONDITIONS/REASONS:

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

Drawing Title: Proposed floor plans and elevations, Drawing Number: hdw/ph/mj.02, Received on 2 October 2020.

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

2. 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.

INFORMATIVES

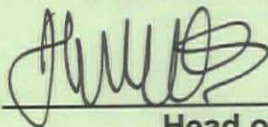
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

9/11/20