

# DELEGATED REPORT

**Application No:** P/20/0210

**Site Address:** 20 Jowett Avenue  
Twynyrodyn  
Merthyr Tydfil  
CF47 0SU

**Development:** Two storey side and rear extension

**Case Officer:** Marlene Ferreira

**Site Visit:** 24th September 2020

**Application Expiry Date:** 12th November 2020

**Consultation reply date expired:** 12th October 2020

## APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling located in a residential street, Jowett Avenue, in the area of Twynyrodyn. The property is set back from the front highway, is served by a spacious front driveway area and benefits from a single storey side projection, which appears to be an original feature of the properties along this side of the street. Externally, the dwelling is finished with rendered elevations, uPVC windows and grey slate roof tiles.

The property is located in a street of semi-detached dwellings, all of which share a similar appearance in respect of their scale and design. Many of the neighbouring properties along this street and the neighbouring streets, such as Aneurin Crescent and Wheatly Place, are also served by front on-site parking areas and have also been extended to the side and/or rear, by means of single or two storey additions.

The application site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct an 'L' shaped two-storey extension to the side and rear of the property (following the removal of the single storey side projection).

The proposed extension would be set back 1.05 metres from the principal elevation of the property, extend 3.7 metres to the side of the property and project 1.5 metres to the rear of the property. It would have a total depth of 7.5 metres and a 6.35 metre ridge height. The

extension would provide a large lounge/dining area at ground floor and a 4<sup>th</sup> en-suite bedroom at first floor.

## PLANNING HISTORY

The Council's records do not indicate any other planning history for this site.

## CONSULTATION

Consultations were not carried out as part of this application.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of representation were received following this publicity exercise.

## POLICY CONTEXT

- Merthyr Tydfil LDP 2016-2031 are relevant to the assessment of this application:

Policy SW11 – Settlement boundaries/location constraints

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension is considered acceptable in terms of its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

### Character and Appearance

The proposed two-storey extension would be set back from the front of the property, set down from the property's main ridge height and would be constructed with a matching gable end roof design. As such, it would appear as a subordinate and sympathetic addition to the main dwelling. Whilst it is noted that the width of the extension would measure 3.7 metres wide, and would therefore exceed 50% of the width of the original dwelling, this would only be 0.3 metres larger, and as such would not result in a disproportionate addition which would detract from the character or appearance of the dwelling when viewed individually, or as part of the semi-detached pair. Furthermore, the proposed extension would be subject to a condition as part of any planning permission granted, to ensure that it is finished in materials to match the existing dwelling.

The proposed two-storey extension is therefore considered a subservient and acceptable form of development which would be in context with the character and appearance of the area. The proposal would therefore accord with LDP Policy SW11.

### Residential Amenity

In respect of residential amenity, it is noted that the proposed two-storey extension would be located adjacent to the neighbouring dwelling, 18 Jowett Avenue, located to the north of the application dwelling. The proposal, although to extend approximately 7.5 metres in depth, adjacent to the side boundary with this property, it would have a ridge height of 6.5 metres and would be located 2.3 metres away from the dividing boundary wall. As such, it would not be considered to appear as an overbearing form of development, when viewed from the rear garden of this neighbouring property. Some loss of light however, would result to the rear garden of this neighbouring dwelling (given that the application property lies to the south). This however would not be considered significant, given that the extension would be set over 2 metres from the dividing boundary wall. It should also be noted that the proposed extension would not have any first floor side facing windows, other than a first floor en-suite window (which would be conditioned to be finished in obscure glazing, as part of any planning permission). Thus, the proposed two-storey extension would provide an extended living area with en-suite bedroom, whilst safeguarding the amenities of nearby occupiers. It is also noted that no letters of representation have been received from nearby occupiers. It is therefore considered that the relationship between the application dwelling and 18 Jowett Avenue, would be acceptable and would accord with LDP Policy SW11.

It is noted that there are other nearby occupiers, a neighbouring property adjoining the application dwelling to the south, 22 Jowett Avenue, and residential properties to the rear along Aneurin Crescent. However, given that the proposed extension would only extend 1.5 metres to the rear of the property and would be sited over 12 metres from the rear boundary with the neighbouring dwellings along Aneurin Crescent, the extent of overlooking upon these occupiers would be very similar to that currently achieved from the rear of the property and as such the proposal would not be considered to adversely impact upon the privacy and amenities of these occupiers. In addition, given that the extension would be sited over 4.3 metres away from the neighbouring dwelling to the south, 22 Jowett Avenue, the proposed development would not have an overbearing impact upon these occupiers and would also be considered acceptable in respect of its impact upon these neighbouring occupiers.

### Parking and Highway Safety

The proposed development seeks to provide an additional bedroom at the property. The existing parking arrangement, a driveway area at the front of the property, can accommodate at least two vehicular parking spaces. Additional unrestricted on-street parking is also available along the street. As such, the proposal would not be considered to have a detrimental impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

### CONCLUSION

The proposed development is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Plan: 629.001, received: 17th September 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 dwelling.

**Reason** - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining dwellings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the development hereby permitted is brought into use, the first floor en-suite window shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

**Reason** - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

## **INFORMATIVES**

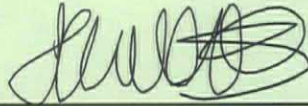
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

10/11/20