

DELEGATED REPORT

Application No:	P/20/0226
Site Address:	76 Glasier Road Twynyrodyn Merthyr Tydfil CF47 0SR
Development:	Retention of covered seating area
Case Officer:	Caroline Pulley
Site Visit:	8th October 2020
Application Expiry Date:	19th November 2020
Consultation reply date expired:	19th October 2020

APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling located within the residential area of Twynyrodyn. The property is bound by Glasier Road to the front and neighbouring properties on all other sides. Its rear garden faces an easterly direction and abuts the rear garden of number 4 Wallhead Road, a two-storey semi-detached dwelling set a slightly higher level to the application property. Low fencing encloses the rear garden area of the property. Its main rear garden area measures approximately between 5m and 7m in length. It is generally flat but has a slight gradual slope, which falls in a southerly direction. A flat roof outbuilding extends outwards from the northern corner of the rear elevation of the property, leaving a small triangular area of ground between its rear wall and the rear boundary fence. There is a small obscure window within the back wall of the outbuilding.

The application property has a single storey extension which projects to the side and rear of the property. This extension covers nearly the full extent of the rear northern boundary. The rear garden is accessed from a doorway located within the south facing side elevation of this extension. This doorway leads out onto a raised stepped decked area. The covered seating area, which is the subject of this application, has been erected along the rear eastern boundary and is sited in front of a 1.2m high close boarded fence.

PROPOSED DEVELOPMENT

Retrospective planning permission is sought for the retention of a timber covered seating area that has been erected along the eastern rear boundary of the property. The structure extends across approximately two thirds of the rear boundary between the property and 4 Wallhead Road. It has a splayed footprint measuring 5.5m in width, 0.7m in depth to the north and 1.9m in depth to the south. The southern side elevation of the structure is open in nature and the northern side elevation has a close board timber finish, as does the rear

wall. The roof of the structure measures 2.1m in height and is clad with a white uPVC fascia board.

PLANNING HISTORY

There is no recent planning history relating to the property.

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.

One letter of objection has been received from the occupier of 4 Wallhead Road. The concerns raised to the application are summarised below:

- The covered seating area is oppressive when viewed from the neighbour's garden area which is used for amenity purposes on a daily basis;
- The development has taken away a lot of light and sunlight from the neighbour's garden and property.

Local Ward Members were advised of the objection received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer Planning and Neighbourhood Services.

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:

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The key considerations with regard to this application are considered to be the visual impact of the covered seating area on the visual amenities of the existing property and the surrounding area and its impact on the amenities of neighbouring properties.

In terms of visual amenity, the timber structure is not visible from public vantage points as it is sited along the rear boundary of the property and is obscured from the street by the applicant's house. As such, the development does not cause harm to the character and appearance of the area. While the structure is elevated above the floor level of the application property, it does not appear overly out of place in the garden as it appears in keeping with and in proportion to the decking area, which is stepped in height. While it is noted that the structure has a better finish from the applicant's garden as the timber posts are visible on the elevation which faces the neighbouring property to the rear and that the uPVC fascia does somewhat detract from its overall appearance, the structure is of a limited height. Whilst it does exceed the height of the existing rear boundary fence and this does give the rear boundary an untidy appearance, there are various examples of different timber boundary fences visible in the immediate area. Taking this into account, together with the height of the structure, which is only 10cm above the height of a permitted garden boundary fence, the scheme is considered to be visually acceptable.

Turning to residential amenity and the concerns raised by the occupier of 4 Wallhead Road, again, it is fully appreciated that the covered seating area forms a highly visible structure, particularly when viewed from the objector's property and garden, which is located to the east of the dwelling. It is also appreciated that the objector's garden area is rather modest in scale and the structure extends across three quarters of its rear boundary. However, the orientation of the properties is such that the structure would result in a limited overshadowing impact as the sun moves towards the front of Glasier Road in the late afternoon and evening. For the rest of the day, the sun would be positioned to the south of the two properties and as such, a limited overshadowing impact arises as a result of this development.

Whilst it is noted that the structure is noticeably taller than the existing boundary fence which divides the boundary between the site and number 4 Wallhead Road, the applicant could erect a 2m high fence (which is only 10cm shorter than the height of the covered seating area) without the need for planning permission. It is also noted that a section of the structure lies adjacent to the neighbour's outbuilding and the window in the rear of this building is obscure. For these reasons, the impact on number 4 Wallhead Road is not considered to be significantly harmful as to justify the refusal of planning permission.

The impact of the development on the adjoining semi-detached dwelling has also been considered. In this respect, it is noted that the side elevation of the structure which faces number 74 Glasier Road is open in nature. Being located to the north of number 74, the structure would not result in any adverse overshadowing impact nor is it of a scale which would be overbearing to the adjoining semi-detached dwelling. While the structure does provide a covered and useable outdoor seating area, the overlooking impact to number 74

would not be so dissimilar to the overlooking impact that would be experienced as a result of someone standing or sitting on the decked area. The covered seating area is also offset from the boundary with the property to the north, number 78 Glasier Road and given the distance, is not considered to have an adverse impact on this property. Taking all of the points into account, it is not considered that the development results in a harmful loss of light or privacy or overbearing impact to neighbouring properties.

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

CONDITIONS/REASONS:

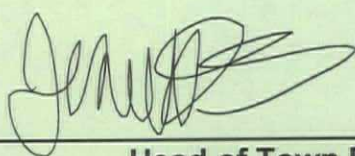
1. The development shall be carried out in accordance with the following approved plans and documents:

Drawing number 015.002 received on 24.09.2020

Drawing number 015.001 received on 24.09.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

11/11/20