

DELEGATED REPORT

Application No: P/21/0031

Site Address: Lyndhurst
23 Hanover Street
Merthyr Tydfil
CF47 8SW

Development: Rear extensions to ground and first floors above existing lower ground floor annexe

Case Officer: Rebecca Owens

Site Visit: 15th February 2021

Application Expiry Date: 22nd June 2021

Consultation reply date expired: 25th May 2021

APPLICATION SITE

The application relates to a mid-terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by other dwellings on either side, a highway to the front and a lane to the rear. The dwelling occupies a much higher level than the lane to the rear with steps down to a sloping rear garden.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of rear extensions to the ground and first floors of the property, which would be erected above an existing lower ground floor projection.

The ground floor extension would be erected directly above the lower ground floor projection. It would have a depth of 3.666m and a width of 5.388m. This would have a flat roof with a height of 7.3m above ground level and would feature a single window in the rear elevation serving a bedroom.

The first floor extension would be erected above the proposed ground floor extension but would be just 2.2m in depth by 2.779m in width. This would have a pitched roof with a ridge height of 11.4m above ground level. It would feature a single window in its rear elevation serving a bathroom.

The external elevations of the extensions would be finished with render and the roof of the first floor extension would comprise a slate roof covering.

Some other external alterations are also detailed on the submitted plans these are summarised below:

It is proposed to relocate the steps (down to the rear garden from the raised platform outside of the existing extension) from one side to the opposite side and thus adjacent to the boundary with 22 Hanover Street. The steps would be set in from this boundary by 0.3m and a 1.8m high timber screen is proposed along the edge of the platform and to the side of the steps to obscure views to the neighbouring property.

The plans also indicate that the existing French doors in the lower ground floor annexe would be replaced with a larger, three panelled door.

PLANNING HISTORY

The relevant planning history is detailed below:

P/09/0310 Erection of elevated decking to rear of dwelling
Granted planning permission on 15th January 2010

P/09/0156 Erection of elevated decking to rear of dwelling
Refused planning permission on 27th July 2009 for the following reasons:

"The introduction of the proposed decking would constitute an overbearing feature to the detriment of the living conditions of neighbouring occupiers, and would result in the adverse overlooking of neighbouring gardens and into the rear windows of neighbouring dwellings, culminating in an unacceptable loss of privacy to neighbouring occupiers".

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.

One representation was received following this publicity exercise from a neighbouring occupant. In this they state that they have no objection to the application. However, they want it noted that there must be no damage to their property, garden ornaments and potted plants and no trespass onto their property. Both of these issues would be outside of the remit of planning and would be a private matter between the two parties.

POLICY CONTEXT

Policies SW11: Sustainable design and place making and CW1: The historic environment 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

Whilst there are no objections in principle to the erection of a ground and first floor extension to this property, the proposed extensions are considered to be of a poor and inappropriate design, which would appear as incongruous additions to the dwelling.

SPG Note 6 (page 6) states that *"Due to the more substantial scale of two storey rear extensions, greater care in their design is required to ensure that they have a satisfactory relationship to the existing dwelling and their context."* However, the proposal would result in a three storey addition with extensions of different sizes, depths and roof design. The awkward and unsympathetic mix of projections would be at odds with the character and appearance of the dwelling and neighbouring properties. The proposed fenestration on the extensions is also deemed to be poor and of a discordant appearance. The first floor extension would be erected hard on the edge of an existing window and would introduce a smaller, shorter window at this level. This would be positioned above a single large window at ground floor level giving no consistency between the window sizes, symmetry or appearance. The pattern of fenestration in the rear of this row of terraced properties is also relatively consistent and the proposal would contrast this arrangement.

It is also noted that given the height of the property above the adjacent lane, the rear elevation is prominent within the rear street scene and the proposed extensions would therefore be readily visible from public vantage points. It is recognised that there are other poor additions visible to the rear of this terrace but it is not considered that these would justify the introduction of another unsympathetic development. In addition, while there are flat roofed annexes visible in the area, namely to the rear of the dwellings 3-5 Dane Street, these are visible on three of the five dwellings in this terrace row and are of a relatively uniform appearance. Thus, given the above, the proposed extensions would harm the character and appearance of the dwelling itself and the visual amenities of the area. It is therefore contrary to with Policy SW11 and the aforementioned SPG which outlines (page 7) the following design principles for rear extensions:

- *"In proportion and subservient to the house*
- *Matching roof design in terms of it style, form and pitch.*
- *External finishes on the elevations and roof to match the dwelling.*
- *Avoid overbearing or overlooking impacts of the amenities of the neighbouring properties.*
- *Ensure the footprint of the extension is a suitable size that maintains a reasonable area of garden space".*

Regard has also been had for the impact of the proposal on the residential amenity of neighbouring occupants. In this respect, it is noted that the application site is directly adjoined by dwellings on either side. The property to the south east known as 22 Hanover Street also has a single storey rear annexe at ground floor level which is the same depth as the exiting annexe on the application dwelling. Despite the full height of the two extensions being adjacent to this boundary, it is not considered that they would have an overbearing impact. Given the modest depth of the ground floor extension and even smaller depth of the first floor extension, it is not considered that they would result in any harmful overshadowing or loss of light. The scheme also includes the relocation of the steps down to the rear garden from the raised platform outside of the existing annexe from one side to the opposite side and thus adjacent to the boundary with 22 Hanover Street. The steps would be set in from this boundary by 0.3m and 1.8m high timber screen is also proposed along the edge of the platform and to the side of the steps. It is not considered that this would result in any significant overbearing impact and the timber screen would reduce any overlooking or loss of privacy to the neighbouring property.

The ground floor extension would be erected almost hard on the boundary with the dwelling to the north west (24 Hanover Street), but the first floor extension would be set away from this side of the property. Having regard to the depth and height of the ground floor extension it would not be overbearing on this property or result in any unacceptable loss of light or overshadowing. It is also noted that the extension would also be erected in close proximity to a ground floor window belonging to this neighbouring dwelling. Whilst it would result in some loss of light to this window, the impact is not deemed to be adverse enough to warrant the refusal of the application. It is also noted no objections have been received from neighbouring residents. The first floor extension, given size and siting would have minimum impact on this property.

The proposal would include new ground and first floor windows into the rear elevations of the extensions which would allow for views across the rear gardens of the above dwellings. However, the level of overlooking would not be significantly greater than that which already exists and would be typical of the degree of overlooking often found between terraced properties. It is acknowledged that there are also properties to the rear of the site which are separated from it by a lane. These occupy a significantly lower level than the dwelling subject to this application and would be approximately 18m from the extensions themselves. Thus, these windows would not give rise to any unacceptable overlooking or loss of privacy to these properties.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

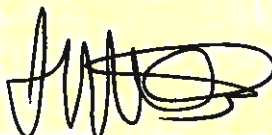
Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASON:

1. The proposed extensions, by virtue of their poor and inappropriate design would be prominent and incongruous features which would significantly harm the character and appearance of the dwelling and local context. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/7/21