

Internal Memo

To: Caroline Pulley, Planning Officer

From: Moira Lucas, Conservation Officer

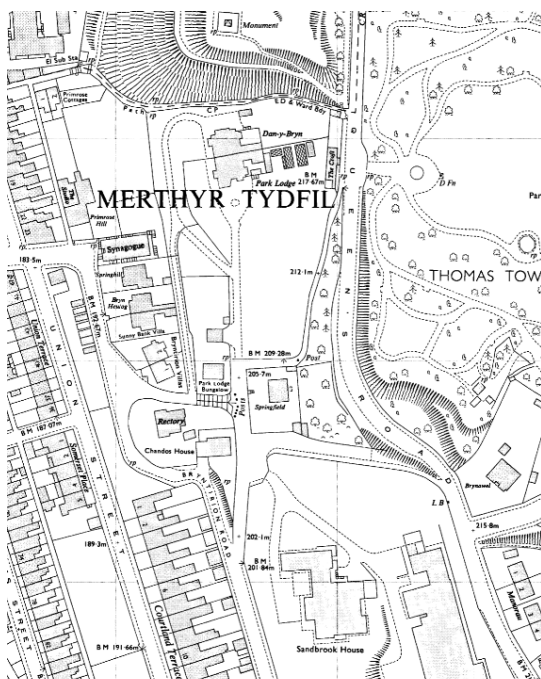
Date: 21-11-19

Planning Application No-190292-Cyfarthfa Park Lodge bungalow, Queens Road, Twynrodyn, Merthyr Tydfil.

Proposal: Dormer conversion comprising an increase in roof ridge height with front and side dormers, introduction of a Juliette balcony and construction of a front conservatory

Thank you for consulting me with regard to the above mentioned application. I offer the following observations and comments for your consideration:

The application site is located within the Thomastown Conservation Area which was designated in 1978. The area within which this property resides, is identified in the Conservation area appraisal as Thomastown Villas.- An area defined by large individual Victorian villas surrounding by large gardens and landscaped areas. It would appear that historically, Park lodge formed part of a larger estate. The land is now in separate owner ship to the original semi- detached house with historic maps showing the appearance of the bungalow from the early 1960's.



O.S. Map 1963

The application site is bounded by buildings included in Cadw's list of buildings of special architectural or historic interest to west, south and east.

Regard must be given to the setting of the listed structures and whether the proposal preserves or enhances the character of the conservation area.

The 1963 O.S. plan show that the original lodge has been added too to the northern side and the roof structure has been altered showing a slightly flared roof shape.

The proposal includes the installation of one dormer on the southern elevation that will result in raising the existing roof height by just over 1.1metre and the dormer ridge height to finish at the new roof ridge line. Also on the southern elevation is a proposal for a cuboid conservatory that is to sit below ground floor line as part of the dwelling is split level in construction. This follows the morphology of the hillside.

On the western elevation (facing the town centre) a further dormer is proposed which is also 3m in height. Both dormers feature a large single window with a shallow transom opening lights. The western dormer also features the inclusion of a Juliette balcony.

The chimney will also be removed as part of this proposal.

Analysis:

The proposal alters the already extended but modest building to a two storey structure with a split level floor. The original building was designed to be a submissive structure to the original semi-detached Park Lodge and Dan y Bryn.

It has since evolved in terms of ownership and physical addition into an independent residence.

The existing structure has two principle elevations- one facing south and one facing west.

As such the impact of what are extremely substantial, proposed dormers will have a considerable visual and negative impact on the conservation area and the wider setting of the surrounding listed buildings.

This is further emphasised given the elevated position of the bungalow.

The proposed dormers and increased roof size are so large in dimension, that they alter the symmetry and proportion of the existing structure and remove the simple vernacular style.

The proposed conservatory at the front of the dwelling, whilst set down in part due to the site topography, again removes the buildings symmetry and is incongruous with the buildings 'existing form .

Additionally, the use of contrasting render on the dormers serves to highlight their mass, which again visually alters the building on its western elevation to the point of appearing top- heavy and at odds with the original dwelling. Finally, the application also proposes the removal of the chimney to accommodate the addition of a first floor and the required roof raise. The loss of a chimney is not in isolation a significant one, however the removal and lack of replacement is not justified. The proposed scheme lacks design empathy to the original structure, the conservation area and wider listed building settings.

The application neither enhances or preserves the character of the conservation area - Planning (LC&CA)A1990. It is further considered to not be in accordance with LDP policy BW6 – Townscape and Built heritage:

The Council will protect and support the enhancement of the unique built heritage of the County Borough. Development proposals will only be permitted where it can be demonstrated they would preserve or enhance the architectural quality, character and setting of any of the following:-

• listed buildings; • scheduled ancient monuments; • conservation areas; • registered Historic Parks and Gardens of Special Historic Interest; • townscape character and the local distinctiveness of settlements; • other historic, archaeological and cultural features of acknowledged importance.

Regard should therefore be given to the character and setting of the Conservation Area as well as Listed Buildings. Proposals must not have an unacceptable impact on the setting of any Conservation Area.

Given the aforementioned, the proposal as such, it is not supported for approval.

If anything I have written is unclear or requires further clarification please don't hesitate to contact me,

Kind regards,

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