

DELEGATED REPORT

Application No: P/20/0272

Site Address: 12 Conway Grove
Castle Park
Swansea Road
Merthyr Tydfil
CF48 1JJ

Development: Two storey side and rear extensions, single storey rear extension and re-profiling of rear garden to include the erection of retaining wall

Case Officer: Marlene Ferreira

Site Visit: 17th November 2020

Application Expiry Date: 31st December 2020

Consultation reply date expired: 1st December 2020

APPLICATION SITE

The application site relates to a semi-detached dwelling, 12 Conway Grove, in the area of Castle Park. The property is served by a reasonably sized rear garden consisting of a courtyard and a grassed area beyond, which rises gently from the northeast to the southwest. A driveway area which runs alongside the property provides on-site parking provision to serve the dwelling.

The property lies in a cul-de-sac street consisting of semi-detached two-storey dwellings and detached bungalows. The application dwelling is similar in scale and design to the semi-detached neighbouring dwellings, some of which, have been extended to the side and/or rear, including the addition of attached and detached garages.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two storey side and rear extension with rear balcony area and a single storey rear extension. Engineering works are also proposed to the rear garden which seeks to provide a large and level patio area to include the erection of a retaining wall.

The proposed two-storey pitched roof extension would measure 3.95 metres wide, 8.7 metres deep (to include a 2 metre deep balcony/terrace) and 6.9 metres in height. It would provide a garage and utility area at ground floor and a bedroom with a rear balcony/terrace area (with a 1.7 metre glazed screen either side) enclosed with a 1.1 metre high glass

balustrade at first floor. The proposed single storey flat roof extension (with lantern) would measure 4.8 metres wide, 4.5 metres deep and 2.8 metres in height (3.5 metres including lantern roof light). The elevated grassed area at the rear of the property would be laid with a permeable surface and reduced in height so that it would be level with rear existing courtyard. This would involve the construction of a new retaining wall, with a maximum height of 1.7 metres in height, along the perimeter of the rear garden area.

PLANNING HISTORY

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

CONSULTATION

Head of Engineering

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. One letter of representation was submitted and the concerns raised have been summarised below:

- The driveway area serving the neighbours property is a separate driveway to that serving the application site and as such, it should not be considered a shared driveway, nor should the applicants use the neighbouring driveway when entering or leaving the garage;
- No additional water from the neighbour's property should be diverted into the neighbouring existing drainage system.

Ward councillors were advised of the letter of representation received but have not requested that the application be considered at planning committee. Thus, the application will progress to be determined, under delegated powers, by the Chief Officer of Planning and Neighbourhood Services.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

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 extensions and engineering works, in terms of their siting, design and scale, would be an acceptable form of development with regards to their impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed two storey side and rear extension, which would include a rear first floor balcony/terrace area, is a prominent addition to the dwelling which would be largely visible within the street scene. However, the extension would be set 3.6 metres back from the primary elevation of the property and would be set 1.1 metres below the ridge height of the main dwelling. As such, the proposed side extension would not appear overbearing or dominate the existing dwelling. Similarly it would not disrupt the symmetry between the semi-detached dwellings. The proposed two-storey side and rear extension, subject to the submission of additional details in respect of its material finishes, would therefore be considered a sympathetic and subordinate addition which would not have an adverse impact on the character or appearance of the street scene. Likewise, the rear single storey extension, subject to the submission of additional details regarding its material finishes, would also be deemed a sympathetic addition which would remain totally screened from the front street scene and as such would not have any impact upon the character of the dwelling when viewed within the cul de sac.

With regards to the engineering works proposed to the rear garden of the property, this is also considered acceptable. The existing grassed area would be reduced in height and levelled to meet the level of the existing patio area. It would also be laid in a permeable surface, details of which would be requested by condition. Whilst the levelling works would result in the erection of a retaining wall, this wall would not exceed 1.7 metres in height and as such, would not result in dominant or incongruous feature within the rear garden.

The proposed extensions and engineering works to include the erection of a retaining wall would therefore be acceptable and comply with LDP Policy SW11.

Residential Amenity

The proposed extensions would be sited adjacent to 13 Conway Grove and 11 Conway Grove, which are the neighbouring properties most likely to be impacted by the proposed development. The engineering works to the rear garden, which would include the erection of a retaining wall, would not have an adverse impact upon the neighbouring dwellings.

With regards to 13 Conway Grove, the single storey extension would run alongside the boundary with this neighbouring property. However, due to its height, overall scale and absence of side facing windows, this would result in an acceptable extension which would not have an adverse impact upon the amenities of these adjacent occupiers. The two storey extension would be sited approximately 4.7 metres from the diving boundary with this neighbouring property. As such, it would not appear overbearing. Furthermore, no side facing windows would be installed at ground or first floor level, which would safeguard the privacy of these neighbouring occupiers. Whilst it is noted that the first floor balcony/terrace area could allow for overlooking into this neighbouring dwelling's rear garden, such views would be largely restricted due to the 1.7 metre high obscure glazed screen proposed to the southeast side and northwest side of the terrace. The relationship between the proposed extensions and 13 Conway Grove would therefore be acceptable and comply with LDP Policy SW11.

With regards to 11 Conway Grove, the single storey extension due to its scale and the fact that it would be screened by the two storey side and rear extension, would not have any adverse impact upon the amenities of these neighbouring occupiers. The two-storey side

and rear extension would be located closer to the dividing boundary with this neighbouring property (approximately 0.8 metres at its closest point and over 5 metres at its furthest point). However, given its siting, which would be largely adjacent to the gable end of this neighbouring dwelling and the irregular relationship between the two properties, the proposal would not result in an overbearing or incongruous form of development on the boundary with this adjacent dwelling. It should also be noted that no side facing windows are proposed at ground or first floor and the first floor balcony/terrace area would have a 1.7 metre high glazed screen on both its southeast side and northwest side. Thus, overlooking opportunities from the two storey extension and the rear balcony/terrace area would be significantly limited, which would therefore safeguard the privacy of these neighbouring occupiers. The relationship between the proposed extensions and 13 Conway Grove would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an additional bedroom and as such would increase the demand for on-site parking at the property. Although the proposal would result in the partial loss of the driveway, the garage and the remaining driveway area would provide two on-site parking spaces. In addition, unrestricted on-street parking is available within the cul-de-sac street. The Head of Engineering has considered the proposed development and has not raised an objection. The proposal would therefore be deemed acceptable in respect of parking provision and highway safety and would therefore comply with LDP Policy SW11.

Responses to Representations

- The narrowest part of the driveway which provides access into the garage, measures approximately 2.9 metres in width, and as such, would be considered sufficient to enter into and reverse out of the garage. Furthermore, this has been considered by the Head of Engineering and no objections have been raised in respect of this proposal. In any event, the use of the neighbouring property's driveway for reversing purposes is a civil matter between the two occupiers;
- The plans state that any additional foul and storm water would be discharged into the existing system.

CONCLUSION

The proposed development, due to the reasons discussed above, 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:

- Drawing no: Conway 12 01A, received: 5th November 2020;
- Drawing no: Conway 12 02, received: 5th November 2020;
- Drawing no: Conway 12 03A, received: 5th November 2020;

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

3. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- roof tiles;
- external walling;
- windows;
- permeable surface/patio slabs.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason - To ensure that the external appearance of the proposed extensions/alterations will be in keeping with the character of the area in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

4. **Before the rear balcony/terrace area hereby permitted is brought into use** a 1.7 metre high frosted glass privacy screen shall be fitted to the southeast side and the northwest side of the balcony/terrace area (as shown on Drawing no: Conway 12 01A, received: 5th November 2020), details of which shall first be submitted to and agreed in writing by the local planning authority. Each of the glazed privacy screens 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.

5. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

INFORMATIVES

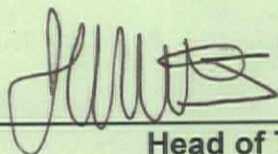
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

17/12/20