

DELEGATED REPORT

Application No: P/21/0150

Site Address: 7 Heol Parc Maen
Gellideg
Swansea Road
Merthyr Tydfil
CF48 1LF

Development: Erection of rear single storey extension, front porch and steps, and new roof canopy, wall and fence to side elevation

Case Officer: David James

Site Visit: 30th April 2021

Application Expiry Date: 15th June 2021

Consultation reply date expired: 17th May 2021

APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling situated within a residential street in Gellideg. The property faces in a south-westerly direction onto the street, and is at a higher level. It is bound by other dwellings to either side, and to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a single-storey rear extension, a new front porch, a roof canopy, patio doors, a wall and fence to its southeast side elevation, along with associated internal and external alterations. The proposal would involve the demolition of an existing front porch.

The proposed extension would measure 3.7m wide, 4m deep and a maximum of 3.4m high, incorporating a pitched roof. It would have patio doors in its rear elevation, and a window in its northwest facing side elevation. The extension would contain a dining area.

The new front porch would measure 3.1m wide, 1.9mm deep, and maximum of 3.4m high, incorporating a pitched roof. It would have a door in its southeast side elevation, and a window in its front elevation, and would be accessed via an existing ramp, or a proposed set of steps with railings.

The roof canopy on the side elevation would measure 3m wide, a maximum of 1.2m deep, and a maximum of 3.4m high, with a mono-pitched design. It would be constructed above new patio doors.

Additionally, a new window would be inserted into the front elevation of the dwelling at ground floor level, a doorway would be blocked up in its rear elevation at ground floor level, and two windows would be blocked up at first floor level, with a new single window being inserted to replace them.

The submitted plans indicate that the materials of the external finishes of the various aspects of the proposal would match those of the existing dwelling (i.e. rendered walls, tiled roofs, and upvc windows and doors).

PLANNING HISTORY

There is no planning history relevant to the determination of this application.

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

It is noted that the rear extension, roof canopy, wall and fence could be constructed under permitted development rights. Notwithstanding this, it is considered that they would be acceptable in terms of their size, design (which would be in proportion and sympathetic to the existing dwelling), and materials (which would match the existing dwelling, and would not result in a harmful impact on residential amenity, in terms of loss of light, loss of privacy or overbearing impact).

The proposed porch would be of a relatively large size, and would be located on the front elevation of the dwelling, and visible from the front street scene. It is noted that there are other front porches visible in the street scene, of varying designs, including one large porch with a mono-pitched roof. It is acknowledged that the proposed porch would have a pitched roof, which would introduce an additional form of front porch into the street scene. However, it is considered that a pitched roof is a better design solution than a mono-pitched or flat roof, as it matches and complements that of the existing dwelling. The external finishes of the porch, steps and railings would also match the dwelling. As such, and given that the porch is considered to be of an appropriate scale in relation to the dwelling, it would therefore not have an adverse impact on the appearance of the dwelling, or the character of the wider area, when viewed from the highway.

Regard has also been had for the impact of the proposed porch, step and railings on the residential amenities of the surrounding occupants. In this respect, given its siting and form, it is not considered that it would have any detrimental impact on the surrounding dwellings, in terms of overbearing, overshadowing and loss of light impacts, or loss of privacy.

The erection of the rear extension would require the levelling of part of the rear garden, and the removal of the material, which could be considered an engineering operation. It is not considered that this would have any detrimental impact on visual or residential amenity. Indeed, it would improve the degree of privacy between the application site and the neighbouring properties by lowering the ground level of part of the application site's rear garden.

The proposal includes the blocking up of two small windows in the rear elevation of the existing dwelling, at first floor level. These currently serve a shower room and WC. They would be replaced by a single window, which would serve the re-configured bathroom. Given that the window would replace two existing windows, it is not considered that it would result in an unacceptable impact in terms of design or visual amenity. Additionally, a condition could be added, to any permission granted, requiring the window to be non-openable and fitted with obscured glazing.

Having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential and visual amenity and thus in compliance with Policy SW11 of the LDP.

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:

HP-02 (Proposed Plans and Elevations) received 20th April 2021

HP-03 (Site Plans) received 20th April 2021

HP-04 (Proposed Elevations) received 20th April 2021

HP-05 (Illustrations) received 20th April 2021

HP-06 (Front Illustrations) received 20th April 2021

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

3. Before the development hereby permitted is brought into use, the new first floor window in the rear elevation of the dwelling 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[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows 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 Replacment Local Development Plan

INFORMATIVES

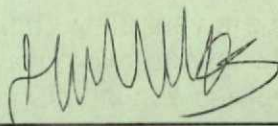
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

8/6/21