

DELEGATED REPORT

Application No: P/21/0024

Site Address: Maes Y Coed
29 The Hawthorns
Pant
Merthyr Tydfil
CF48 2EJ

Development: First floor side extension and two storey rear extension

Case Officer: Caroline Pulley

Site Visit: 15th February 2021

Application Expiry Date: 23rd March 2021

Consultation reply date expired: 20th May 2021

APPLICATION SITE

The application site comprises a relatively modern, two-storey, detached dwelling situated within a residential estate in Pant. The property is stepped back from the road by approximately 9m with its front elevation facing a north-westerly direction onto a turning head. It has been finished externally with red facing brickwork, brown concrete tiles and brown uPVC windows and doors. It has a single storey annexe attached to its western side elevation and a conservatory to the rear. The property benefits from a generous curtilage with a reasonable sized garden area being located to the rear. A more generous but raised garden area is located to the eastern side of the property. It is bound, at its western boundary, by number 28 The Hawthorns. To the rear, the property abuts the rear garden of no.19 The Hawthorns and the side garden and conservatory belonging to no. 18 The Hawthorns. There are a variety of house types in the area including two-storey hipped roofed properties and dwellings with prominent front gables. The external finishes are predominately red and buff facing brick.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of a two-storey/single storey rear extension and a first floor extension to the western side of 29 The Hawthorns. It is proposed to erect the first floor side extension above the footprint of an existing single storey annexe which measures 2.9m in width by 8.4m in depth. The front of the extension would be stepped back from the front of the existing annexe by 0.5m. As such, at first floor, the extension would measure 7.9m deep by 2.9m in width. The roof would be set in line with the ridge of the existing dwelling and would have a maximum height of 7.8m from ground level. The external elevations would be finished to match the existing property and the roof would be covered in matching concrete tiles. Internally, it is proposed that the side extension would accommodate two bedrooms (one to the front, one to the rear) and a

bathroom which would be served by a window located within the west facing side elevation of the property.

The two-storey/single storey extension would be positioned on the eastern side of the rear elevation. It would measure 5.9m in width by 2.5m in depth at first floor and 4m in depth at ground floor. The two-storey part of the extension would feature a hipped roof which would be set down from the existing ridgeline by 0.85m. The single storey part of the development would slope off the back wall of the two-storey extension from a maximum height of 3.7m. The rear elevation would feature a set of bi-fold doors serving a dining room and two first floor bedroom windows. The east facing elevation of the existing property and the extension would also contain two ground floor windows (serving the kitchen and dining room) and two first floor windows (one serving a 'Jack and Jill' bathroom, the other providing a secondary window to bedroom 1). The external elevations would be finished to match the existing property and the roof would be covered in matching concrete tiles. It should be noted that the proposal also details a log burner flue being erected along the western side elevation of the rear extension.

PLANNING HISTORY

Planning permission was approved for a first floor side extension and a two-storey extension on the 09.04.2020 under application P/20/0058.

CONSULTATION

None undertaken with this type of 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 to the application as a result of the first publicity exercise undertaken with the application. The concerns raised relate to a loss of natural light, a loss of privacy and an increase in noise and disturbance.

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

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

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

PLANNING CONSIDERATIONS

Planning permission is sought for the erection of a first floor extension along the western side of the property and a two-storey, part single storey extension to the rear. In terms of visual appearance, the proposed development is of a very similar nature to a development which was recently approved planning permission in 2020 under application P/20/0058. During the consideration of the approved application, it was acknowledged that the first floor side extension did not strictly accord with the Council's SPG, however, the positioning of the first floor extension was considered to relate well to the existing property in terms of its design, symmetry, scale and appearance. The rear two-storey extension was also considered acceptable. Whilst acknowledging that there are some material differences between the current proposal and the previously approved scheme, the new proposal would continue to be subservient to the scale of the existing property and would not cause harm to the character and appearance of the application property or the wider area in general.

In terms of residential amenity, the first floor side extension would be positioned approximately 8m from the common boundary with no. 28 (to the west) and approximately 9m from the boundary with the neighbouring property to the rear, no.19 The Hawthorns. In this location, it would not give rise to a significant loss of privacy, overbearing or overshadowing impact to no.28. Whilst acknowledging that the extension does include a first floor, side facing window, this opening would serve a bathroom and a condition would ensure that the window is fitted with obscure glass to protect the privacy of the neighbour. For these reasons, the proposed first floor extension would have an acceptable impact upon the levels of privacy and amenity currently enjoyed by the occupiers of no.28 The Hawthorns. The rear extension would be set in from the dividing boundary with no.28 and given that there are no side facing windows in the elevation which would face this property, there would be no adverse impact arising to no.28 as a result of this part of the development.

Consideration has been given to the potential overlooking impact that may arise from the installation of a bedroom window and a bathroom window within the eastern side elevation of the main dwelling. However, given that these openings would face onto the applicant's large side garden area, this aspect would raise any significant overlooking concerns.

The greatest concern arising from this application has been the impact that the development would have upon the amenities of those living to the rear of the application property. As mentioned earlier, a resident (presumably residing in a property to the rear of the application dwelling) has raised concern that this development would result in an increased level of noise and disturbance, a loss of natural light and privacy. While it is appreciated that the extension would bring the property closer to the dividing boundary with neighbouring properties, in terms of noise and disturbance, the scheme would not give rise to an impact which would be significantly different from the level of noise and disturbance that could be expected from the use of the existing garden area. Also, while the concerns of the neighbour are fully appreciated, the application property has south facing aspect to the rear. Taking this into account, the level of overshadowing impact arising to the properties to the east, south and west of 29 The Hawthorns would be limited.

The main concern is therefore the overlooking impact that would arise from the rear two-storey extension. In this respect, it is important to note that as a result of discussions with the applicants and their agent, the plans have been revised through the course of the application. These plans show the first floor part of the rear extension being stepped back to 2.5m in depth. As a result, the projection of the rear extension at first floor level is now the same as the length of the two-storey extension which has already been approved under application P/20/0058. As such, the overlooking impact from the first floor bedroom windows would be no greater than the impact that would be experienced from the development that has been already been approved. Whilst it is acknowledged that the ground floor part of the rear extension would project further into the rear garden, this part of the development, being single storey in height, would not give rise to a harmful level of overshadowing or loss of privacy. The proposed development is therefore deemed acceptable in respect of its impact on the privacy and amenity of nearby residents and would comply 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

CONDITIONS/REASONS:

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. 648.010A received on 27.04.2021

Drawing no. 648011A received on 27.04.2021

Drawing no. 648.014 received on 26.01.2021

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

3. The materials to be used in the construction of the external surfaces of the extensions shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Before the development hereby permitted is brought into use, the bathroom window in the first floor western side elevation shall be fitted with obscure glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The window shall be permanently retained in that condition thereafter.

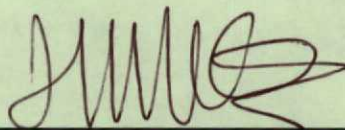
Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

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.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, appearing to be 'J. Miller', written over a horizontal line.

Head of Town Planning

DATE:

3/5/21