

DELEGATED REPORT

Application No: P/22/0332

Site Address: 11 Bryntaf
Cefn Coed
Merthyr Tydfil
CF48 2PU

Development: Alterations to existing conservatory and construction of rear decking

Case Officer: Nia Chard

Application Expiry Date: 15th February 2023

Consultation reply date expired: 25th January 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bounded by the highway of Bryntaf to the front and other residential dwellings on all other sides. The site is elevated above the residential dwelling to the south-east and the dwellings to the south and south-west.

PROPOSED DEVELOPMENT

Full planning permission is sought for alterations to an existing side conservatory and erection of a rear decked area.

The alterations to the side conservatory consist of the removal of the existing roof, windows and patio doors and the installation of a new roof with a lantern rooflight, new windows and patio doors. The footprint of the extension would remain the same measuring 4.9m in depth and in 3m in width, with a flat roof height of 3.3m (and 3.8m to the top central roof lantern). It would be finished with painted render elevations, Upvc doors and windows and a roof lantern. The windows on the side elevation would be fitted with obscure glazing.

The decking would be erected to the rear of the property. It would project 1.6m off the rear and would be 6.7m in width. The decking would be 0.7m above ground level with a balustrade on top, which is 1.1m in height.

PLANNING HISTORY

P/10/0188 Erection of Side Extension Granted Subject to conditions on 25 August 2010

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

Supplementary Planning Guidance (SPG) Note No. 6 – Household Design Guide

PLANNING CONSIDERATIONS

It is noted that the application proposes alterations to an existing conservatory which was previously granted under planning application P/10/0188. The footprint of the extension would remain the same and the maximum height would be reduced by 0.1m. The proposed extension is of an acceptable design and thus would not adversely impact on the character or visual amenities of the host dwelling or indeed the wider area. Similarly, no concerns are raised with respect to the visual impact of the decking. Thus, the proposal is found to be in accord with Policy SW11.

In terms of its impact on residential amenities, it is noted that the alterations to the conservatory could have the potential to overlook the rear garden and windows of the dwelling known as 10 Bryntaf. However, the plans indicate that the windows facing in a southern direction will be fitted with obscure glazing and a suitably worded condition can be included with any planning consent to require that these windows are fixed and that the obscure glazing is retained at all times thus overcoming the overlooking issue. In terms of the decking, it is noted that the current ground level is elevated above the neighbouring dwellings known as 10 Bryntaf and The Grange, Pontycapel Road allowing for views into these neighbouring gardens. Thus, whilst the proposed decking would be elevated 0.7m above the current ground level, it would be set back over 3m from the boundary fence and therefore it is not considered that the overlooking into the neighbouring gardens would be any more harmful than what already exists. It is also acknowledged that no representations were received following the publicity exercise. The proposed decking would be screened from the other neighbouring property known as 12 Bryntaf by an existing single storey extension. As a result, the proposal would not result in an overbearing impact, loss of light or privacy to this property. The proposed development is therefore considered acceptable in this instance and would comply with LDP Policy SW11.

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:

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:

Site Location Plan, Received 21 December 2022

Proposed Elevations, Drawing No. SAH04A, Received 21 December 2022

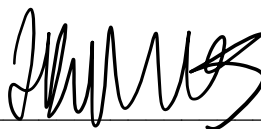
Proposed Floor Plans, Drawing No. SAH03, Received 21 December 2022

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

3. The windows in the southern side elevation of the extension hereby permitted shall be fitted with obscure glazing which is level 3 or higher on the Pilkington Scale of Privacy or equivalent. These windows shall be fixed shut and be non-opening. The extension shall not be occupied until the windows have been inserted in accordance with the approved plans and 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

1/2/23