

DELEGATED REPORT

Application No: P/21/0392

Site Address: Corner Ways
Clare Street
Merthyr Tydfil
CF47 0YN

Development: Two storey side extension

Case Officer: Rebecca Owens

Site Visit: 1st December 2021

Application Expiry Date: 12th January 2022

Consultation reply date expired: 14th December 2021

APPLICATION SITE

The application relates to a large detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway, footpath, other dwellings, a garage, sub station and a grassed parcel of land.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a two storey side extension. This would be erected off the northern side of the dwelling and would be in line with the main front elevation. The proposed extension would measure 3.8m in width and would be the same depth as the existing dwelling (8.05). Its roof would be the same height and pitch as the main roof and as such would appear as a seamless continuation of this. The extension would provide a garage at ground floor level and two dressing rooms with en-suites at first floor level. The extension would feature a garage door and first floor window in its front elevation and a ground floor door and window and first floor window in its rear elevation. The roof of the extension would be covered with concrete tiles to match the existing roof and the external elevations would be finished with render to match the existing walls.

PLANNING HISTORY

The relevant planning history is summarised below:

P/21/0248	New boundary enclosure and pagoda Granted planning permission subject to condition on 18 August 2021
P/10/0216	Erection of detached dwelling Granted planning permission subject to conditions on 21 October 2010
P/07/0238	Erection of two dwelling houses (Outline)

Character Area 4: South of the Town Centre: Plymouth Street Area. It therefore accords with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect, there is only one adjoining dwelling which would be affected by the proposal, namely 4 Plymouth Terrace which adjoins the rear boundary of the site. The extension would be sited approximately 2.8m (at its nearest point) from this boundary but would be largely adjacent to the garage of this adjoining dwelling. As such, it is not considered that it would have an overbearing impact or result in any unacceptable over-shadowing or loss of light. It is noted that the rear elevation of the extension would feature a first floor window which would serve a dressing room. However, this would not give rise to any greater overlooking than the existing first floor windows. Furthermore, views from it would be mainly over the neighbouring garage. Having regard to the above and with the lack of any objections from the occupiers of 4 Plymouth Terrace, the impact on their residential amenity is not deemed to be harmful enough to warrant the refusal of the application.

It is noted that the front elevation of the extension would face towards the rear garden of 41 Clare Street and would feature a further first floor window. However, given the distance between this neighbouring property and the proposed extension, which is located on the other side of the adjacent highway, it is not considered that there would be any harmful overlooking or loss of privacy to its occupants. The proposal therefore accords 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 Title: Existing & Proposed Plans, Elevations, Drawing Number: CORNER WAY EXT 01B, Amended Plan Received on 15 December 2021

Drawing Title: Existing & Proposed Plans, Section, Drawing Number: CORNER WAY EXT 02A, Amended Plan Received on 15 December 2021