

DELEGATED REPORT

Application No: P/21/0091

Site Address: 10 Cwrt Bevan
Merthyr Tydfil
CF47 0AQ

Development: Non-material amendment to P/21/0002 to alter approved bay window to standard window

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 12th May 2021

Consultation reply date expired:

APPLICATION SITE

The application site relates to a detached dwelling, 10 Cwrt Bevan, at the former Mardy Hospital site just off Milbourne Terrace. The dwelling is located within a cul-de-sac with 4 other properties, accessed off the main road through the estate.

The site lies within the settlement boundary - Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2021.

PROPOSED DEVELOPMENT

This non-material amendment application seeks planning permission to alter the UPVc bay window approved as part of the garage conversion at the property (under application P/21/0002), into a standard UPVc window which is flush with the elevation.

PLANNING HISTORY

The following application is relevant to the consideration of this application:

P/21/0002 - Garage conversion – Approved: 16th February 2021

PUBLICITY AND CONSULTATION

This is an application under Section 96A of the Town and Country Planning Act 1990, thus the existing provisions relating to statutory consultation and publicity for planning applications are not relevant under this application.

POLICY CONTEXT

Section 96A of the Town and Country Planning Act 1990 (TCPA 1990) came into force in Wales on 1 September 2014. The provision in this section of the Act provides the mechanism to approve non-material amendments to an existing planning permission.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The following tests are therefore relevant to the consideration of the application:

- (a) (i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity;
- (b) would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies.

The following policies of the Merthyr Tydfil LDP 2006-2021 are therefore also relevant to the assessment of this application:

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 this application relate to whether the proposed alterations to the garage conversion would constitute a non-material amendment to the approved development under application P/21/0002 and whether it would be an acceptable form of development in accordance with the relevant LDP policies.

The proposed alteration does not seek to alter any aspect of the approved development under P/21/0002, other than the design of the window. Similarly, the scale of the window, in respect of its width and height would not change as a result of this amendment. The proposed window would not project beyond the elevation and would continue to be finished in a UPVc material which would match the finishes of other windows on the existing dwelling. Whilst the dwelling currently features a ground floor bay window within the front gable projection, the installation of a flush window to the other side, as opposed to the approved bay window, would not have a detrimental impact to its character and appearance. The proposed amendment would therefore be considered visually acceptable and in context with the appearance of the existing property.

With regards to its impact of the amendment on the amenities of nearby occupiers, it is evident that a change from a bay window to a flush window in the same location and of the

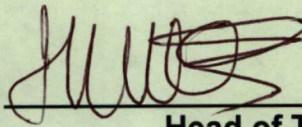
same scale, would not give rise to an inappropriate development which would have a significant or adverse impact upon nearby occupiers.

It is therefore considered that the proposed alterations to the garage conversion would not have an adverse impact on the appearance of the dwelling or the amenities of nearby residents which would be significantly different to that caused by the originally approved development under planning permission P/21/0002. The proposal is therefore considered a minor form of development which would not detract from the surrounding visual or neighbouring amenities. As such, it would comply with the relevant LDP policies and amount to a non-material amendment to planning permission P/21/0002.

RECOMMENDATION: APPROVED subject to the following **CONDITIONS:**

None

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/4/21