

DELEGATED REPORT

Application No: P/20/0129

Site Address: 48 Primrose Hill
Twynyrodyn
Merthyr Tydfil
CF47 0TF

Development: Single storey side extension

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 13th August 2020

Consultation reply date expired: 17th July 2020

APPLICATION SITE

The application site relates to a two-storey end of terrace property, 48 Primrose Hill in the area of Twynyrodyn. The property sits within a spacious plot and has been extended to the rear by means of a two storey and single storey extension. The property is served by a parking area to the side and also benefits from a side entrance which provides external access into the side and rear garden (set over two levels) of the property.

The property lies in a street of two storey terraced properties, many of which have also been extended to the rear by means of two storey and single storey additions. Some nearby properties, located on corner plots such as the application site, have also been extended to the side.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey side extension. The extension would provide an additional living area adjoining the kitchen/diner area. It would have a flat roof with lantern and measure 4.7 metres wide, 6.05 metres deep and 2.6 metres in height (3 metres including the lantern roof light). The external finishes would comprise of a single ply EPDM roof covering, rendered elevations and UPVc doors and windows.

PLANNING HISTORY

P/03/0467 – Two storey rear extension – Approved: 13th October 2020.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

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 the assessment of this application relate to whether the proposed extension would, in terms of its siting, scale and design, be acceptable with regards to its impact upon the character and appearance of the property, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed extension, as a result of its siting to the side of the property, would amount to a development which is visible within the street scene. Furthermore, the extension would have a flat roof which would not match the roof design of the original dwelling and which is generally not supported. However, it should also be noted that the extension, is a single storey development which would not exceed 3 metres in height, would not exceed the width of the original dwelling and would also be set back from its frontage by approximately 8 metres. In addition, it would be finished with matching rendered elevations and UPVC windows and doors. As such, whilst a matching roof design would result in a development which is more sympathetic to the character and appearance of the dwelling, the development, as proposed, would not dominate the frontage of the property, nor would it appear as an incongruous feature within the street scene. Thus, it is not considered that the development would warrant a refusal and would therefore be acceptable in this instance and would comply with LDP Policy SW11.

Residential Amenity

The extension would be sited alongside the existing two-storey and single storey extensions and as such would not be visible from the neighbouring attached property 47 Primrose Hill, the terraced dwelling to the northwest. There are also no properties located to the southeast. The relationship between the proposed development and the adjoining neighbouring properties would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide an additional living area at the property, and as such, would not increase the demand for on-site parking. Thus, the proposal would not have a detrimental impact on parking provision or highway safety and would comply with LDP Policy SW11.

CONCLUSION

The proposed extension, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Proposed Elevations and Floor Plans, Drawing 2 of 3, received: 18th June 2020;
- Proposed Section, Notes and Site Location Plans, Drawing 3 of 3, received: 18th June 2020.

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 extension 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

23/7/20

Dear Mr. [Name],
I have your letter of the 10th inst. and am
glad to hear that you are well and
hope you are enjoying the
season.

I am well and hope you are
enjoying the season. I have
not much news to write at
present. I am still in the
city and have not yet
gone to the country. I
will write again when I
have more news to tell.

Very truly,
[Name]

P.S. I have not yet
received your letter of the
15th inst. I will write again
when I have more news to tell.

I am well and hope you are
enjoying the season. I have
not much news to write at
present. I am still in the
city and have not yet
gone to the country. I
will write again when I
have more news to tell.