

DELEGATED REPORT

Application No:	P/20/0118
Site Address:	8 Hawthorn Drive Dan Y Graig Twynnyrobyn Merthyr Tydfil CF47 0LZ
Development:	Single storey extension
Case Officer:	Rebecca Owens
Site Visit:	25th June 2020
Application Expiry Date:	5th August 2020
Consultation reply date expired:	6th July 2020

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by dwellings on either side, a highway to the front and a lane to the rear (although there is no access onto this from the site).

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The proposed extension would span the full width of the rear elevation (6.351m) and would project out by 3.1m. It would have a flat roof with a height of 2.886m. The roof would feature a central roof lantern which would be 4.35m by 1.455m and which would project 0.415m above the roof. The extension would also feature a large glazed door in the rear elevation. The roof of the extension would be fiberglass and the external walls would be finished with brickwork.

PLANNING HISTORY

The relevant planning history is detailed below:

P/02/0407	Residential development. Granted outline planning permission subject to conditions on 4th February 2003
P/03/0359	Reserved matters application for 96 No. detached houses. Granted reserved matters approval subject to conditions on 11th September 2003
P/03/0504	Re-submission of reserved matters application for 96 No. houses.

Granted reserved matters approval subject to conditions on 13th November 2003

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & 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

Policies SW11: Sustainable design and place making and CW1: The Historic Environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The rear street scene is partially visible from the adjacent lane and within the lane there are other rear additions visible on neighbouring properties. Whilst it is acknowledged that the proposed extension would have a flat roof rather than a roof that would reflect the dwelling, it is nevertheless considered to be of an acceptable design and scale. However, it is noted that no specific details are provided of the brickwork finish proposed. It is therefore recommended that a condition requiring the external walls finishes to match the existing dwelling is included with any planning permission. This would ensure that the extension does not appear incongruous. With the inclusion of this condition, the extension would not harm the character or visual amenity of the dwelling or indeed the area in general and thus would accord with Policy SW11 of the LDP. It would also not affect urban character area 3: Twynryodyn, including Ysgubor Newydd and Penyrheol and thus would comply with Policy CW1.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect, it is noted that the extension would be erected just 1.1m from the dwelling to the north known as 6 Hawthorn Drive and almost hard on the boundary with the dwelling to the south known as 10 Hawthorn Drive. However, given that it is of modest proportions (being just 3.1m in depth and 2.886m in height) it would not have an unacceptable overbearing impact or result in any significant overshadowing or loss of light to these properties. It is also noted that 10 Hawthorn Drive has a rear extension that projects out a similar distance to the proposed extension and thus which reduces the overall impact of the development on this property. In addition, as there would only be glazing in the rear elevation and forming the roof lantern, no concerns are raised in terms of overlooking or loss of privacy. It is also noted that no representations were received following the publicity exercise. As such, the proposal 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 Title: Proposed Plans and Elevations, Drawing Number: 02023040-02
Rev. A, Received on 10 June 2020.

Drawing Title: Site Plans, Drawing Number: 02023040-03 Rev. A, Received on 10 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 wall 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.

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

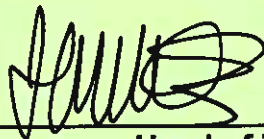
- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property; or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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



Head of Town Planning

DATE:

30/7/20