

DELEGATED REPORT

Application No: P/19/0297

Site Address: 13 Harlech Drive
Castle Park
Swansea Road
Merthyr Tydfil
CF48 1JU

Development: Non material amendment to planing permission P/19/0121 to amend roof pitch and finish of side extension and raise sill level of existing first floor side window and install new window in its place

Case Officer: Rebecca Owens

Application Expiry Date: 14th January 2020

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area. The site is bounded by highways to the front and rear and other residential dwellings on either side.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to a recently approved planning application for the erection of a single storey side extension (P/19/0121). The application seeks permission to raise the ridge height of the extension roof from 3.7m to 3.8m which would increase the pitch to 12.5%. The proposal also seeks to change the approved roof finish to Anchor Centurion roof tiles in a colour to match the existing roof.

To facilitate the increase in roof height, it is necessary to increase the cill height of an existing first floor window in the side elevation (serving a bathroom) and fit a new window in the smaller opening.

PLANNING HISTORY

The relevant planning history is detailed below:

P/19/0121 Erection of single storey side extension
 Granted planning permission subject to conditions on 11 June 2019

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

Local Policies

The Local Development Plan policies identified during the consideration of the existing planning permission remain relevant in the assessment and determination of this non-material amendment application.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

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 guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

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

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the proposed change to the extension constitute a non-material amendment to the development approved under application reference P/19/0121. In this respect the main considerations are the impact of the changes on the design and appearance of the extension and the impact of the changes on the residential amenities of neighbouring occupants.

No concerns are raised in terms of character or visual amenity. The increase in ridge height and subsequent impact on the pitch of the roof would be minimal and would not substantially alter the appearance of the extension or fundamentally alter its design. The

proposed roof finish is also satisfactory. The revised scheme would therefore be acceptable in terms of visual amenity.

Similarly, the proposed changes would not have a significantly greater impact on the neighbouring occupants. Whilst the extension would be erected in close proximity to the adjoining dwelling to the north-west known as 15 Harlech Drive, the alterations proposed to the roof would not have a greater impact on the residential amenity of its occupants. It is acknowledged that as a result of these changes, a first floor window in the side elevation would be affected. However, the alterations to this window are also deemed to be minimal in nature with the cill height increased and the opening therefore made smaller. Thus whilst a new window unit would be required to fit the smaller opening, this would serve a bathroom and thus a non-habitable room and would face towards the blank flank elevation of the neighbouring property. It is also noted that this not a new window opening per se and that the existing window could be replaced without planning permission. As such, no concerns are raised with respect to this alteration in terms of loss of privacy or overlooking. As such, the amended scheme would not be detrimental to residential amenities.

The revised scheme would therefore be acceptable in terms of both visual and residential amenity and thus remains in accord with Policy BW7 of the LDP and the relevant SPG.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. There are no conditions on the existing planning permission that would prevent the proposed change.
2. There have not been any previous non-material amendments to the originally approved scheme.
3. No representations were received following the original publicity exercise.

CONCLUSION

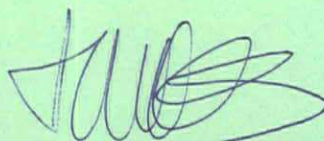
In conclusion, the proposed amendments are considered to be acceptable and would constitute non-material amendments to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/11/19