

DELEGATED REPORT

Application No: P/21/0257

Site Address: 21 The Hawthorns
Pant
Merthyr Tydfil
CF48 2EJ

Development: First floor side extension

Case Officer: Caroline Pulley

Site Visit: 10th August 2021

Application Expiry Date: 10th September 2021

Consultation reply date expired: 10th August 2021

APPLICATION SITE

The application site relates to a relatively modern two-storey property known as 21 The Hawthorns in the area of Pant. The property is set back from the road by approximately 7m. It has a relatively wide driveway to the front which is capable of accommodating three parking spaces. It is also served by a reasonably sized rear garden to the north. Externally, the property has brown brickwork elevations, brown concrete roof tiles and brown uPVC windows. The original garage serving the property has been converted into a room and a replacement garage/kitchen extension has been added to the side of the original garage building.

The property lies in a residential area characterised by similar designed dwellings of varying scales. It is bound to the northern rear boundary by 27 and 28 The Hawthorns, to the eastern side boundary by 20 The Hawthorns and to the western side boundary by 22 The Hawthorns.

PROPOSED DEVELOPMENT

This application seeks planning permission for the construction of a first floor extension. The extension would be sited to the eastern side elevation of the property and would measure 7m wide, 8.5m deep and 8m in height. The extension seeks to provide two additional bedrooms, a wet room/shower room and a walk in wardrobe. It would feature two windows in its front elevation and two windows in its rear elevation, which would serve the shower room (obscurely glazed to level 5) and walk-in wardrobe. To the side, the extension would feature a small landing window, which would also be obscurely glazed to level 5. The walls of the extension would be finished with facing brickwork and the roof would be covered with concrete tiles to match the existing roof.

PLANNING HISTORY

The planning history relating to the property is as follows:

P/03/0194 - Conversion of existing garage to living room, side extension to kitchen and new attached garage
Approved subject to conditions 19.06.2003

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and 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

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Supplementary Planning Guidance (SPG) Note No. 6 –A Design Guide for Householder Development.

It is noted in the SPG that *'...any extension or alteration to your property should be sympathetic to its surroundings in terms of its scale, siting and appearance, to ensure it complements neighbouring properties and the wider street scene...'*

'...the size, shape and siting of an extension to your house must be of an appropriate height and form that is in keeping and subservient to the existing building and its setting...'

More specifically with regards to side extensions, it states that *"...side extensions are often visually prominent and have the potential to greatly impact on the character of the building and the wider street scene. Therefore, a side extension requires a sensitive approach to its design to ensure it integrates well with the surrounding area and respects the character and appearance of the house..."*

'...In most cases, where a side extension is greater than 50% of the total width of the front elevation of the house, it will increasingly appear less subservient...'

'...The spaces between buildings, particularly where there is a uniform layout, can be an important element that contributes to the quality of the street and the sense of spaciousness. Side extensions that substantially fill in the gap between buildings can result in an effect that erodes the character of the street with the impression of larger buildings of a great mass...'

Specifically with regards to material finishes and fenestration, the SPG states that *'...in general, the character of a house is defined by its proportions, material finishes, roof shape and architectural detailing. The street scene of an area is formed by the style of the houses within it, the spaces between them, boundary treatments and any landscape features...'* It goes on to state that *'...it is important that the detailing and materials used on the extension reflect the dwelling. Where there are inconsistencies that do not complement the building, the extension can appear visually obtrusive...In some circumstances alternative but complementary materials may be used where it enhances the dwelling or helps make the extension appear more subservient...the arrangement of new windows and doors on extensions should reflect the size, positioning and style of the existing features on the dwelling to maintain symmetry and achieve a consistent appearance...'*

PLANNING CONSIDERATIONS

The key considerations of this application relate to whether the proposed extension would have an acceptable impact on the character and appearance of the property and the surrounding area. The impact of the scheme upon the amenities of neighbouring properties is also a primary consideration of this proposal.

In terms of visual amenity, the property currently appears as a modest two-storey dwelling. The pitched roof dwelling with single storey side projection, has a front roof overhang which is flush with the front elevation of the former garage, now converted into a music room. The dwelling is sited within a street of similarly designed properties of varying

scales. This application seeks to extend the well-proportioned dwelling by means of a first floor side extension. The original proposal put forward by this application sought to extend directly above the dwelling's single storey pitched roof to create a first floor addition which would project forward of the main dwelling house with a higher ridgeline. There was significant concern that the extension, due to a combination of its siting, forward of the main dwelling, its width and higher ridgeline would not appear subservient to the existing property. To overcome these concerns, the extension has been set back in line with the main two-storey elevation of the house and the roof has been lowered so that it is set in line with the ridge of the existing property. While the revised proposal still represents quite a significant addition to the side of the property, there are a variety of house types in the area, some of which have been extended extensively. Taking this into account, it is not considered that the resulting scale of the dwelling would appear out of character, nor would the dwelling be overly prominent in the street scene. As such, while the development does not strictly accord with the guidance set out in the Council's aforementioned SPG, the proposal would adversely impact on the character and appearance of the existing dwelling or the surrounding area.

In terms of residential amenity, it is noted that the proposed first floor extension would be located approximately 4.5m from the side elevation of the nearest neighbouring property to the east, no.20 The Hawthorns. Although the first floor extension would be sited alongside the dividing boundary with this neighbouring property, no.20 is angled away from the dividing boundary. It also on a higher level and this further helps to limit any potential overbearing impact that may arise from the proposed extension. It is also noted that the front gardens of the two properties are south facing. As such, there would be a limited overshadowing impact arising to number 20. In terms of overlooking, a landing window would be inserted into side elevation of the extension. Given that this window would serve a non-habitable room and the glass would be obscurely glazed, there would not be any harmful overlooking arising from the siting of this window. There is some potential for overlooking to occur from the rear-facing window, which would serve a walk-in wardrobe. However, given the position and angles of the two properties, it is not considered that the level of overlooking would be significant.

In respect of the properties to the rear, the extension would be located approximately 15m from the rear boundary of 28 The Hawthorns (the closest property) and approximately 25m from the property itself. Given these distances, it is not considered that the extension would give rise to a harmful level of overlooking or overshadowing impact to the neighbouring properties to the rear. Finally, in respect of the neighbouring dwelling to the other side, no. 22, The Hawthorns, located to the west of the application dwelling, the first floor extension would be significantly offset from the dividing boundary with this property and would therefore have no adverse impact.

Therefore, the scheme would not have any significant impact on the amenities of surrounding residents. Also, it is noted that no representations were received following the publicity exercise.

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:

Drawing Proposed First Floor Extension August 2021 received on 16.08.2021
Obscure Glazing Specification Detail (Level 5) for the first floor landing window and wet room/shower room received on 16.08.2021

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.

4. Before the development hereby permitted is brought into use, the first floor landing window located within the eastern side elevation of the proposed extension shall be fitted with level 5 obscured glazing in accordance with the approved details and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The window shall be permanently retained in that condition thereafter.

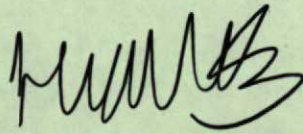
Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

INFORMATIVES

1. 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

A handwritten signature in black ink, appearing to be 'M. M. B.', written over a horizontal line.

Head of Town Planning

DATE:

20/8/21