

DELEGATED REPORT

Application No:	P/22/0275
Site Address:	11 Mountain Rise Brecon View Park Heolgerrig Merthyr Tydfil CF48 1BB
Development:	Two storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	3rd November 2012
Application Expiry Date:	13th December 2022
Consultation reply date expired:	10th November 2022

APPLICATION SITE

The application site relates to a semi-detached dwelling, 11 Mountain Rise, in the area of Heolgerrig. The property lies in a street of detached, semi-detached and terraced brickwork properties, some of which appear to have been extended to the rear. The street slopes down gently from the north to the south and from the west to east. A garage and driveway serves the property to the front and an enclosed garden area is provided to the rear.

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 construct a two-storey rear extension.

The proposed extension would measure 7.3 metres in width, 3.4 metres in depth, with a 7.05 metre ridge height. It would provide an extended kitchen/dining area at ground floor and an additional bedroom and larger bathroom at first floor. It would be finished with concrete roof tiles, brickwork elevations and UPVc windows.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history for this site.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers. No letters of representations have been received as a result of this exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

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, in terms of its siting, design and scale, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed two storey extension would be sited to the rear of the dwelling. As such, it would not be viewed in context with the dwelling's primary frontage and would therefore not disturb the character and appearance of the existing street scene.

Although the proposal seeks to extend to the full width of the rear elevation, it would only project a total of 3.4 metres in depth. Its ridge height would also be lower than the ridge height of the original dwelling and its eaves height would not exceed 4.9 metres. Furthermore, the proposal would be constructed in matching materials and finishes to the existing dwelling. As such, the proposal would be considered to amount to a proportionate and sympathetic form of development which would not detract from the character and appearance of the existing dwelling or the wider street scene and would accord with LDP Policy SW11.

Residential Amenity

The existing extension adjoins boundaries with 10 and 12 Mountain Rise and 1 Pen Cerrig Rise. These are the neighbouring properties most likely to be affected by this proposal.

In respect of 12 Mountain Rise, located to the north, the two-storey development would extend alongside the boundary with this neighbouring property and project a total of 3.4 metres. It would therefore project further than their 2.5 metre deep single storey rear extension and result in some loss of light into their rear garden and rear facing windows, particularly in the afternoon, since the application property is located to the south of 12 Mountain Rise. However, it should be noted that the depth of the extension is not substantial and its pitched roof design, which would slope away from neighbouring dwellings and would have a 4.9 metres eaves height, would prevent any significant overbearing impact or significant loss of light to this neighbouring property. Furthermore, no side facing windows are proposed which would prevent any direct overlooking into the rear garden area of these neighbouring occupiers. As such, the impact of this proposal on this neighbouring property would not be deemed significantly harmful to warrant the refusal of the application.

In respect of 10 Mountain Rise, located to the south, the two-storey extension would be located approximately 2 metres from the dividing boundary with this neighbouring dwelling and would not have any side facing windows. This, combined with the proposed depth and pitched roof design, as previously mentioned, which would slope away from neighbouring dwellings and would not exceed a 4.9 metre eaves height, would ensure that the proposal would not have an overbearing, loss of light or loss of privacy impact upon these neighbouring occupiers.

In respect of 1 Pen Cerrig Rise, located to the west, the proposed extension would be located approximately 6 metres from the dividing boundary with this neighbouring property. The rear windows of the extension would also be directly facing this neighbouring dwelling. However, it should be noted that this neighbouring dwelling is located at a substantially higher ground level than the application property and is free of any side facing windows. Thus, the proposed two-storey extension of this scale, height and design, would not give rise to any overbearing, loss of light or loss of privacy impact, upon this neighbouring property.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide additional living accommodation at ground floor and one additional bedroom at first floor. As such, it could increase the demand for on-site parking at the property. However, as stated above, the property is served by a garage and driveway area to the front. In addition, unrestricted on-street parking is available along the front highway and in other nearby streets. As such, the proposed development would not have a significant or adverse impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, 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:

- Drawing number: MV-02, received: 18th October 2022;
- Drawing number: MV-03, received: 18th October 2022;
- Drawing number: MV-04, received: 18th October 2022.

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 dwelling.

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



Director of Neighbourhood Services

DATE:

2/12/22