

DELEGATED REPORT

Application No: P/23/0255

Site Address: 7 Garden City
Penydarren
Merthyr Tydfil
CF47 9YS

Development: Single storey extension

Case Officer: Nia Chard

Application Expiry Date: 18th December 2023

Consultation reply date expired: 22nd November 2023

APPLICATION SITE

The application site relates to a two-storey, middle of terrace property situated within the residential area of Penydarren. The property is situated within a row of 6 properties which have a south facing aspect onto the highway. The front gardens are elevated slightly and are stepped back off the pavement by a large sloping garden.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey extension to the front of the dwelling. The extension would have a rectangular footprint, 3.8m in depth by 6.18m in width providing an entrance hall and an enlarged living room. The extension would have a mono-pitched roof with a maximum height of 3.7m. The elevations would be finished in a dashed render and the roof would be constructed in grey slate, both would match the existing dwelling. A new front door and patio doors are also indicated on the plans.

PLANNING HISTORY

There is no relevant planning history.

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 neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making 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 proposal is for a front extension to the dwelling, which it is recognised would not normally be supported given their more prominent siting and tendency to have a more substantial impact on the character and appearance of both the dwelling itself and the wider streetscene. However, the application site is located within a streetscene where there are a number of examples of front extensions and porches. Recognising this, and taking into account the fact that the character of the neighbouring properties have been eroded by unsympathetic alterations, it is not considered that in this instance the proposal should be refused on visual amenity grounds.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants (5 and 9 Garden City). The extension would be constructed in close proximity to the shared boundary with both properties. However, given the scale of the extension it is not considered to have an overbearing impact on the occupants of the property or indeed result in an unacceptable degree of overshadowing. In addition, there are no windows proposed in the elevations which face towards this neighbouring properties and as such there would not be any overlooking or loss of privacy.

Having considered the above, and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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

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:

Proposed Plans, Elevations and Site Plan Received 09.01.2024

Proposed Block Plan, Received 02.01.2024

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 16.01.2024