

DELEGATED REPORT

Application No: P/22/0108

Site Address: 1 Taff Fawr Close
Cefn Coed
Merthyr Tydfil
CF48 2RF

Development: First Floor Balcony (with supporting posts)

Case Officer: Nia Chard

Application Expiry Date: 8th August 2022

Consultation reply date expired: 7th July 2022

APPLICATION SITE

This application relates to a detached dwelling located off Taff Fawr in Cefn Coed. The site is bounded by undeveloped land to the south, a residential property to the east, a highway to the west, and a garage to the north. The front elevation of the property faces in a south easterly direction and therefore does not face the highway. The main amenity areas are located to the side (north) and the front (south east) of the property. A double garage and parking area is also situated to the front of the property.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first floor balcony with steel posts, to the south eastern elevation of the property. The existing bedroom window would be replaced by double patio doors. A steel balcony would measure 3.8m wide by 1.2m deep and 3m in height. A 1.1m high glass with steel balustrade would enclose the balcony platform area.

PLANNING HISTORY

P/02/0132 Erection of detached house and garage
Granted subject to conditions 27 June 2022

CONSULTATION

None Undertaken.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice were displayed within the vicinity of the site

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

Supplementary Planning Guidance (SPG) Note No. 6 – Household Design Guide

PLANNING CONSIDERATIONS

The key considerations in the determination of this application relate to the impact of the proposal on the character and visual amenities of the area and the impact of the balcony on the residential amenities of the neighbouring residents.

In terms of its visual impact the proposed balcony would be located on the front of the dwelling at first floor level. Whilst the balcony would be of modern design on the front elevation of the property, the proposed scheme would not unacceptably impact on the character of the dwelling. It should also be noted that the lane to the front of the dwelling is a private lane and therefore public views of the proposal would be limited to the

neighbouring properties of 2 and 3 Taff Fawr. As such the development is in accordance with LDP Policy SW11

The proposed balcony would be site to the south east side of the property, and as such, the residents of the detached dwelling 2 Taff Fawr, are those most likely to be affected as a result of this proposal. The balcony and would be located approximately 15m away from the dividing boundary with this property and would face towards its side elevation and front garden. Due to the distance between the proposal and the boundary of the neighbouring property it is not considered that it would result in the loss of privacy to the amenities of these neighbouring occupiers. It should also be noted that no letters of representation have been received following the publicity exercise. The relationship between the proposed development and the existing neighbouring property is therefore considered acceptable and 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

1. The development shall begin not later than five years from the date of this decision.

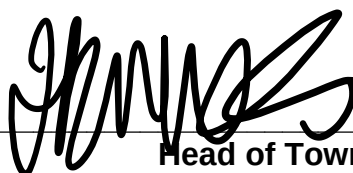
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Proposed SE Elevation Drawing No. 0522.P.07B, Received 13 June 2022
Proposed First Floor Plan Drawing No. 0522.P.06A, Received 13 June 2022
Proposed Balcony Details Drawing No. 0522.P.09B, Received 13 June 2022
Proposed NE & SW Elevations Drawing No. 0522.P.08B, Received 13 June 2022
Proposed Ground Floor Plan Drawing No. 0522.P.11, Received 13 June 2022
Site Location Plan Drawing No. 0522.P.01, Received 11 May 2022

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

6/7/22