

DELEGATED REPORT

Application No:	P/23/0028
Site Address:	12 Raglan Grove Castle Park Swansea Road Merthyr Tydfil CF48 1JE
Development:	Attic conversion with front & rear dormers, demolition of garage and replacement of windows with french doors
Case Officer:	Marlene Ferreira
Site Visit:	9th February 2023
Application Expiry Date:	28th March 2023
Consultation reply date expired:	28th February 2023

APPLICATION SITE

The application site relates to a semi-detached bungalow, 12 Raglan Grove, off Swansea Road. The dwelling fronts onto a pedestrian footway and backs onto the cul-de-sac street Raglan Grove. The bungalow has been extended to the rear by means of a small single storey porch extension. It is served by on-site parking, by means of an existing driveway and garage located to the rear, off the cul-de-sac street.

The property lies in a cul-de-sac street made up of semi-detached bungalows and two-storey properties. The bungalows are of a similar scale and design, many of which have had front and rear dormer extensions, as well as other rear additions.

The application site lies within the settlement boundary as defined within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct front and rear flat roof dormer extensions.

The front dormer, which would front the pedestrian access lane (and labelled rear elevation on the plans), would measure 6.5 metres wide, 3.95 metres deep and 2.15 metres in height. The proposed rear dormer, which would front the cul-de-sac (and labelled front elevation on the plans) would measure 6.5 metres wide, 3.95 metres deep and 2.15 metres in height. The proposed dormers seek to provide 3 bedrooms (1 with en-suite) within the extended roof space and would allow for the reconfiguration of the ground floor.

The application also seeks permission to alter a window to a patio door and demolish the existing garage and porch extension. These works would not require planning permission and as such have not been assessed under this application.

PLANNING HISTORY

The council's records do not show any other planning history for this site.

CONSULTATION

Consultations have not been carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties. No letters of representation have been received as a result of this publicity 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 in the assessment of this application relate to whether the proposed dormer extensions, by virtue of their scale, design and finishes, would be acceptable in terms of their impact on the character and appearance of the dwelling and residential amenity.

Character and Appearance

The proposed development includes a flat roof dormer extension to the front roof elevation and a flat roof dormer extension to the rear roof elevation. Flat roof dormers are generally resisted since these tend to dominate the roof profile and are not visually pleasing due to

their 'box' shaped design, particularly when they are proposed on the primary elevation. In this instance however, flat roof front and rear dormers are in fact characteristic of some of the properties within this cul-de-sac and within the wider Castle Park area. Whilst it is usually requested that their scale be made smaller, so that they appear more proportionate to their front and rear roof profiles, in this instance, reducing their height and depth would be at odds with the scale of other dormer extensions, particularly those existing on the front and rear elevations of nearby bungalows along this row. Although the proposed dormer extensions would undoubtedly appear as dominant features, their scale and flat roof design would result in an appropriate form of development which would be in keeping with the character and appearance of the front and rear street scenes in this area. The proposed development would therefore appear in context with the character and appearance of the existing area and accord with LDP Policy SW11.

Residential Amenity

Having considered the siting and scale of the proposed dormer extensions and their relationship with neighbours, namely 11 and 13 Raglan Grove, it is not considered that the proposal would adversely impact upon the amenities of these adjoining occupiers.

The proposed front and rear dormer extensions would sit adjacent to the dividing boundary with these neighbouring properties. However, given their siting and scale, these would not result in an overbearing form of development which would be harmful to the amenities of these neighbouring occupiers. As such, the impact on these neighbouring properties would be no different to that from other existing dormers on other neighbouring dwellings. Likewise, none of the dormers would be served by any side facing windows and as such, these would not result in direct overlooking and loss of privacy to these adjoining neighbouring properties. Whilst the front facing windows of the proposed front dormer would somewhat overlook the front garden areas of these neighbouring properties, these amenity areas can already be overlooked by passers-by when travelling along the front pedestrian access lane. Similarly, the rear facing windows of the proposed rear dormer would somewhat overlook the rear garden areas of these adjoining occupiers. However, it should be noted that the extent of overlooking from the proposed rear dormer windows would be similar to the extent of overlooking currently achieved from other existing rear dormers windows. Indeed, this form of development and relationship is prevalent within this area. Furthermore, no objections have not been received from surrounding residents in respect of this proposal.

The relationship of the proposed development with the adjoining properties is therefore considered acceptable. As such, it would comply with LDP Policy SW11.

CONCLUSION

The proposed development, for the reasons discussed above, is considered acceptable and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- external walling.

The development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed dormer extensions will be in keeping with the character of the area in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

17/3/23