

DELEGATED REPORT

Application No: P/21/0151

Site Address: 17 Dane Street
Merthyr Tydfil
CF47 8SF

Development: Two storey rear extension

Case Officer: David James

Site Visit: 3rd June 2021

Application Expiry Date: 16th June 2021

Consultation reply date expired: 18th May 2021

APPLICATION SITE

The application site relates to a two-storey, mid-terraced dwelling situated within a residential street in the Brecon Road/Park area of Merthyr Tydfil. The property faces in a southeasterly direction onto the street. It is bound by other dwellings to either side and to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension with associated internal and external alterations. The proposal would involve the demolition of an existing rear single-storey extension (which has already been undertaken).

The proposed extension would measure 4m wide, 5m deep and 7m high, incorporating a pitched roof, which would be slightly below the ridgeline of the main property. On the ground floor, the extension would accommodate a kitchen/diner. At first floor level, the extension would provide an additional bedroom, a WC, and a storage cupboard. The extension would have patio doors in its rear elevation at ground floor level, and a window at first floor level. The roof of the dwelling would be finished in tiles, the walls would be rendered, and the doors and windows would be upvc. These materials would match the dwelling.

As part of the proposal, one new window would be inserted into the rear elevation of the existing dwelling at ground floor level, and one at first floor level.

PLANNING HISTORY

There is no recent planning history relevant to the determination of this application.

CONSULTATION

No consultation was undertaken in relation to the 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 CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. Whilst it would extend almost the entire width of the property, it is considered to be of an acceptable design and its scale would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials would match the existing house. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would result in a two-storey development, with a depth of 5m, in close proximity to the shared boundaries with 16 and 18 Dane Street. However, it would not extend beyond the existing single-storey extension of number 18. Furthermore, most of its length would be adjacent to the existing two-storey extension of number 16, with only 2m extending beyond this. This would somewhat mitigate the impact of the proposal on the adjoining dwellings, in terms of overbearing, overshadowing and loss of light impacts.

The gardens along this part of George Street have a northwesterly aspect. As such, taking account of the position of the proposed extension in relation to the neighbouring dwellings, it is acknowledged that the development would result in some limited overshadowing and loss of light to the rear gardens, during the the day. However, given the above mentioned factors, it is not considered that it would result in a harmful level of overshadowing or loss of light.

The greatest impact arising from this scheme would be the potential overlooking impact from the proposed extension. In this respect, it is noted that the proposed extension would include a window in its rear elevation at first floor level, and patio doors at ground floor level. However, no windows are proposed in the side elevations of the extension. Additionally, the two new windows that would be inserted into the rear elevation of the existing dwelling would not result in any harmful degree of overlooking, as they would be immediately adjacent to the existing two-storey extension of number 16. Moreover, given the nature of the rear gardens of terraced properties, it is acknowledged that a significant degree of overlooking between the properties would already occur. As such, it is not considered that the proposed extension would significantly increase the degree of

overlooking that already occurs from the existing rear windows of the application site. Therefore, the proposal would not result in a harmful level of overlooking.

The minimum distance between the rear elevation of the proposed extension and the rear elevations of the properties situated along Saxon Street, to the rear, is 18m. As such, and given the expected degree of overlooking between adjacent terraced properties, it is not considered that the scheme would not result in an unacceptable impact on the residential amenity of these properties, in terms of loss of privacy.

Overall, while there is some concern that the development may lead to some limited impacts, between the application property and the adjoining dwellings, 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:

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 Rear Elevation received 21st April 2021

Side Elevation (1) received 21st April 2021

Side Elevation (2) received 21st April 2021

Proposed Rear Section received 21st April 2021

Section B-B received 21st April 2021

Proposed Ground Floor Layout received 21st April 2021

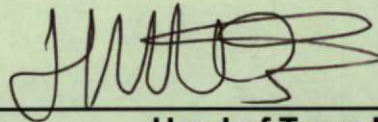
Proposed First Floor Layout received 21st April 2021

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

10/6/21