

DELEGATED REPORT

Application No: P/21/0043

Site Address: 30 Maple Crescent
Trefechan
Merthyr Tydfil
CF48 2EH

Development: Rear two storey extension. Erect shed in the rear garden

Case Officer: Marlene Ferreira

Site Visit: 18th February 2021

Application Expiry Date: 1st July 2021

Consultation reply date expired: 9th March 2021

APPLICATION SITE

The application site relates to a semi-detached dwelling, 30 Maple Crescent, located in Trefechan. The two-storey property, which benefits from a side pedestrian access (from the front of the property into the rear garden), lies in a street of similar sized dwellings of a similar appearance a few of which also include a front gable feature. The application dwelling, like others along this side of the street are located at a lower level to the front highway and whilst some, including the application dwelling, are served by elevated front driveways, level with the road, others continue to be served by a grassed front garden area which gently slopes down from the road to the property.

The application dwelling is served by a rear single storey projection which appears to be an original part of this dwelling and other neighbouring properties. Some properties have removed the small rear projection and constructed larger single storey extensions as well as outbuildings within their rear gardens. A few have also constructed two-storey rear extensions.

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 remove the existing ground floor rear projection and shed at the rear of the property and construct a two storey extension and a larger shed within the rear garden.

The proposed rear double gable extension would measure 8.1 metres wide, 4.6 metres deep, with a 6.8 metre ridge height. It would provide a large kitchen/dining area at ground floor and larger bedrooms as well as one additional bedroom at first floor.

The proposed shed would be located near the rear boundary (in place on the existing playhouse) and would measure 3.85 metres wide, 4.5 metres deep and 3.55 metres in height. It would be finished with rendered elevations and concrete roof tiles.

PLANNING HISTORY

The Council's records do not indicate any other recent or relevant planning history in respect of 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 and shed, in terms of their siting, design and scale, would be an acceptable form of development with regards to their impact upon the character and appearance of the property and the wider street scene. The impact upon residential amenity and highway safety are also important considerations.

Character and Appearance

The proposed two storey extension and shed would be sited to the rear of the dwelling and as such, would not be viewed from the dwelling's primary frontage. It is therefore not considered to disturb the character and appearance of the dwelling when viewed within the street scene.

The extension would extend just short of the full width of the rear elevation and would project a total of 4.6 metres in depth. Its depth would therefore only be 1.6 metres deeper than the existing single storey projection (which would be demolished to accommodate the new extension). Whilst it is noted that the rear extension would be two-storey and comprise a double gable, its ridge height would be set approximately 0.7 metres below the roof height of the main dwelling. It is therefore considered that although the rear extension would amount to a substantial addition, it has been sympathetically designed, so as not to dominate the rear of the dwelling. It would therefore appear as a proportionate form of development which would be conditioned to be finished in matching materials to the existing dwelling and as such would not be considered to detract from the character or appearance of the dwelling. The proposed extension would therefore comply with LDP Policy SW11.

Likewise, the proposed shed, given its siting, overall scale, design and finishes, would also be considered an acceptable form of development which would not have a detrimental impact upon the character or appearance of the dwelling or the street scene. As such, it would also comply with LDP Policy SW11.

Residential Amenity

The proposed rear extension would be sited alongside and adjacent to the boundary with the neighbouring properties at 29 Maple Crescent and 31 Maple Crescent.

In respect of 29 Maple Crescent, the two-storey development would extend immediately adjacent the boundary with this neighbouring property and project a total of 4.6 metres. It would only extend a further 1.6 metres than the existing single storey rear projection. Whilst this would result in a two-storey development adjacent to the dividing boundary with this neighbouring dwelling, it would have a total ridge height of 6.8 metres, an eaves height of 4.7 metres and a pitched roof profile on each of the rear gables, which would slope away from this neighbouring dwelling. Given its proposed depth, height and roof profile, the proposed extension would not be considered to be significantly overbearing upon these neighbouring occupiers. It is noted however that the extension would result in some loss of light to this neighbouring dwelling's rear windows and garden. However, this would not be deemed significantly harmful given that the rear garden of this neighbouring dwelling largely benefits from natural sunlight for most of the day (due to its rear south facing elevation). Furthermore, no side facing windows (other than two high level windows, at ground floor, to serve the proposed dining area which would be conditioned to be fitted in obscure glazing) are proposed. This would therefore prevent any direct overlooking into the private amenity area of these neighbouring occupiers.

In respect of 31 Maple Crescent, the two-storey development would extend alongside this neighbouring property, approximately 1.7 metres from the dividing boundary. It would project a total of 4.6 metres from the rear of the property, and as noted above, it would only be 1.6 metres deeper than the existing rear projection. Furthermore, it would be sited for the most part, alongside the existing rear single storey projection at this neighbouring

dwelling. Although its two-storey ridge height would measure approximately 6.8 metres, its eaves would only be 4.7 metres and its pitched roof design (of both gables) would slope away from this neighbouring dwelling. The proposed extension would therefore not be considered to have a significant overbearing impact upon these neighbouring occupiers. Whilst some loss of light to the rear windows and garden of this neighbouring dwelling would result from this extension, this would not be considered significant, particularly since this neighbouring dwelling largely benefits from natural sunlight for most of the day (as a result of its rear south facing elevation). Furthermore, whilst a side facing ground floor window is proposed, which would serve the kitchen area, this would be sited approximately 1.6 metres from the dividing boundary and as a result of its location on the elevation, would be mainly facing the blank side elevation of this neighbouring rear projection (which is free of windows) served only by a side entrance door. This arrangement would therefore prevent any direct overlooking into the rear amenity area of these neighbouring occupiers.

The relationship between the proposed extension and the existing neighbouring dwellings is therefore considered acceptable and would comply with LDP Policy SW11.

The proposed shed has also been assessed in respect of its impact upon the amenities of nearby occupiers. It is noted that the proposed shed is more likely to have an impact upon the residents at 31 Maple Crescent, given its siting near the boundary with this property. However, it would have a maximum ridge height of 3.55 metres, an eaves height of 2.3 metres and a roof profile which slopes away from the dividing boundaries. This combined with its overall scale and the absence of any side facing windows, would ensure that it does not result in an overbearing form of development, or cause loss of light or privacy to these neighbouring occupiers.

The relationship between the proposed shed and the neighbouring properties is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide extended 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 front driveway area which can accommodate two vehicles at any one time. As such, the proposed development would not be considered to 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:

- 719.001A Plans, received 6th May 2021;
- 719.002A Plans, received 6th May 2021;
- 719.003A Plans, received 6th May 2021;
- 719.004A Plans, received 6th May 2021.

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

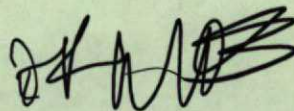
3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing dwelling.

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.

4. Before the development hereby permitted is brought into use, the high level side facing windows adjacent to 29 Maple Crescent, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential 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:

24/6/21