

DELEGATED REPORT

Application No: P/21/0145

Site Address: Glyn Bargoed House
Glynbargoed Road
Trelewis
Treharris
CF46 6AA

Development: Construct lobby extension to side elevation

Case Officer: Marlene Ferreira

Application Expiry Date: 15th June 2021

Consultation reply date expired: 13th May 2021

APPLICATION SITE

The application site consists of a large care home. The property fronts onto Gyn Bargoed Road and has an attractive façade which features, a gabled projection, bay windows, an entrance portico and three gabled dormers in the roof. It is set back from the main road and has a generous landscaped and attractive front garden. The sides and rear of the property are far less appealing in terms of their appearance with multiple unsympathetic extensions dominating the building. A 'temporary' porta-cabin structure has also been sited to the rear eastern side of the original building. It appears that this is used as a temporary reception/visitor facility probably due to the pandemic. Glyn Bargoed Close, a cul-de-sac that is accessed off Glyn Bargoed Road, provide access to the application site and other dwellings. There are two vehicular accesses into the site from the side and rear. Car parking is provided on site (to the side and rear) and off site (within the cul-de-sac).

PROPOSED DEVELOPMENT

The application seeks permission for the erection of a flat roof, single storey, extension to the rear of the property. It would extend off the existing rear entrance to provide a reception area and toilet. The extension would measure 6.7m deep x 4.3m wide and have a height of 2.9m. It would have an entrance door and windows in its eastern elevation and two windows in its northern rear elevation. It would be rendered with white Upvc windows and doors.

PLANNING HISTORY

No relevant history identified.

CONSULTATION

Ecologist – No objection subject to the provision of bird box (enhancement).

Bedlinog and Trelewis Community Council – No objection.

Head of Engineering – No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to a neighbouring property and a site notice was displayed in the vicinity of the site. As a result of the publicity exercise undertaken, no letters of objection/support were received.

POLICY CONTEXT

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 set 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 TANs to this application are 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 EnW1 – Nature Conservation and Ecosystem Resilience

PLANNING CONSIDERATIONS

The principle of the extension is acceptable given its use is in connection with the existing care home which is located within settlement limits as defined by Policy SW4 of the LDP. Therefore, the main issues to be considered in the assessment of this application are the visual appearance of the proposal and its impact on the character of the area and amenities of neighbouring residents. The impact on highway safety/parking is also an important consideration.

Although it has a flat roof, the design of the extension is acceptable. As highlighted above, the front of the building, in design and visual appearance terms, is the most important part of the building. The alteration/extensions to the rear of the building have already harmed its character and appearance when viewed from these locations and the adjacent cul-de-sac. As such an extension, which is set in from the side of the original property and constructed with rendered elevations to match the existing, would not harm the character or appearance of the building or wider area and thus would accord with policy SW11 of the LDP.

Given its location, the extension would have no impact on the amenities of neighbouring residents in terms of loss of privacy or light or overbearing impact. As such, it would accord with policy SW11 of the LDP.

The extension would be constructed on a tarmac area that appears to be used for parking. However, an off-street parking area is also available to the rear of the site and the Head of Engineering has raised no objection to the proposal. As such, it would accord with policy SW11 of the LDP.

Although the request from the Councils Ecologist to provide an enhancement (i.e. bird box) is appreciated, given this is a small single storey extension that would be constructed on a tarmac area, it is not considered reasonable or necessary to request such an enhancement via a condition.

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 CONDITION

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.

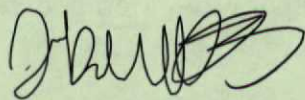
2. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing No. 201 received on 20/04/2021
- Drawing No. 202 received on 20/04/2021

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

3. The render (including colour) to be used in the construction of the external surfaces of the extension shall match that 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:

4/6/21