

DELEGATED REPORT

Application No: P/23/0040

Site Address: 60 High Street
Bedlinog
Treharris
CF46 6TR

Development: New front bay window

Case Officer: Rebecca Owens

Site Visit: 21st February 2023

Application Expiry Date: 13th April 2023

Consultation reply date expired: 30th March 2023

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area. The site is bound by a dwelling to the north, highways to the south and west (front) and a lane to the east (rear).

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of a front bay window and canopy. The bay window would replace the existing ground floor window. It would project forward of the principal elevation by 0.975m and would be 2.62m in width. A mono-pitched canopy is proposed above the bay window and front entrance. This would project out at a depth of 1.03m from the front elevation, would be 4.875m in width and would have a height of 3m. The canopy roof would be covered with grey slate to match the main roof, the bay window would be white UPVC and the wall below this would be finished with dash to match the existing elevation.

PLANNING HISTORY

The relevant planning history is summarised below:

P/14/0166	Erection of single storey rear extension and associated steps and retaining wall to rear garden Granted planning permission subject to condition on 11 August 2014
P/10/0357	Erection of rear conservatory Refused planning permission on 18 March 2011
P/04/0205	First floor extension Granted planning permission subject to conditions on 25 June 2004

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring property.

One representation was received following this publicity exercise. This was not in objection to the proposal but set out a number of matters/concern to be considered. These have been summarised below:

- The effect of the proposal on surrounding properties and the surrounding areas, noting that the proposal would expand onto a narrow front garden area not designed for it.
- Would the proposal create a precedent (good or bad).
- Reasoned justification and consultation with neighbours to obtain their views.
- The property (and terrace) are historic, former works cottages. Are additions appropriate or should the facades be preserved.
- Impact on visual amenity. Would the proposal enhance the urban scene. Has the proposal been tailored to the location and appearance of the property or is it just a standard design. Would the proposal be in keeping with the original design, complementary and relate well to the streetscene.
- Overshadowing to the neighbouring property and impact of the proposal on evening light to the windows of the neighbouring property
- Are matching materials proposed would painting and decoration be in keeping.

The impact of the proposal on character, visual amenity and residential amenity is considered below.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application relates to the end property in a terrace of dwellings. This terrace comprises of simply designed dwellings of uniform appearance and the front street scene does not feature any porches, canopies or bow/bay windows. On this basis it is considered that the introduction of the proposed bay window and canopy would create an incongruous addition to both the dwelling and indeed the terrace as a whole which would be uncharacteristic and harmful to its uniform appearance and the visual amenities of the wider streetscene. As such the proposal would be contrary to Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties but given the scale and nature of the development proposed it is not considered that it would have any harmful impact. It is acknowledged that overshadowing and impact of the proposal on evening light to the windows of the neighbouring property were raised within the representation received. However, while the proposed canopy would be hard on the shared boundary, this would only project out a distance of just over 1m. In addition, the neighbouring property is located to the north of the site and occupies a slightly higher level. As such, it is not considered that there would be overshadowing or loss of light to a degree that would warrant the refusal of the application on such grounds. As such, with respect to residential amenity, the proposal would accord with Policy SW11.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive, and resilient communities.

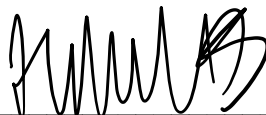
Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASONS:

1. The proposal, by virtue of its design and siting on the principal elevation, would result in an unsympathetic development that would be detrimental to the character and uniform appearance of the terrace. It would also result in an incongruous addition that would harm the character and appearance of the dwelling. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

11/ 4/ 23