

DELEGATED REPORT

Application No:	P/20/0114
Site Address:	Grawen House Grawen Lane Cefn Coed Merthyr Tydfil CF48 2NN
Development:	Proposed extensions and alterations to dwelling including construction of garage and orangery
Case Officer:	Caroline Pulley
Site Visit:	22nd June 2020
Application Expiry Date:	16th October 2020
Consultation reply date expired:	29th June 2020

APPLICATION SITE

The application site relates to a large, detached two-storey dwelling located in the residential area of Cefn Coed. The property is orientated to face a north-easterly direction onto Grawen Lane. Its rear elevation faces south-west and is prominently located in an elevated position above the A465 dual carriageway. The external walls of the property are constructed in red brick, the windows are brown uPVC and the hipped roof is covered in natural slate.

PROPOSED DEVELOPMENT

This application seeks planning permission to extend and alter Grawen House to provide additional living accommodation. The key aspects of the proposal include the removal of a rear first floor balcony and the construction of a Juliet Balcony in its place, the siting of a rear glazed canopy with patio doors to the rear elevation, the construction of an orangery and a garage.

The proposed orangery is to be located along the north-western side elevation of the property. It would be set back 4m from the main line of the principal elevation and would measure 5.3m in width by 4.9m in depth and 3m in height. The external walls of the orangery would be completed in a smooth lime light grey render (with reconstituted moulded grey stone capping) and the roof would be covered in light grey single ply polymeric roof sheeting. The orangery would include a set of bi-fold fold doors to the rear, a single window within the south-west elevation with a windowless elevation to the front.

The proposed garage would be located alongside the south-eastern side elevation of the property. It would measure 5.8m wide by 6m in depth. It would be set back 5.8m from the front elevation of the house and would protrude 2.3m beyond the rear elevation of the main dwelling. Like the orangery, it would have a light grey flat roof with rendered

elevations with stone capping. The front elevation of the garage would face east and would include an electrically operated garage door. The rear elevation of the garage would contain a single window.

To the rear of the property, the existing first floor balcony and patio doors would be replaced with a Juliet balcony (with a 1m high glazed balustrade) and new patio doors. On the ground floor, it is proposed that the existing windows and doors in the rear elevation would be replaced with three sets of patio doors. A clear glazed canopy measuring 14.2m wide by 2.8m deep would be erected along the ground floor rear elevation of the property. The canopy would be supported by three colour coated steel posts to the front. The one side of the canopy would be enclosed by a brick screen wall (with an arched opening and the other side would be formed by the side wall of the proposed garage.

The submitted plans also detail the construction of two, 1800mm high walls to the rear of the property. However, planning permission is not required for the construction of these walls.

PLANNING HISTORY

There is no recent planning history relating to this property. However, it should be noted that planning permission (P/20/0063) has recently been approved to convert and extend the existing garage at Grawen House to provide a new residential unit of accommodation.

CONSULTATION

Welsh Water:

Raises no objection to the scheme but advises that no part of the proposed works or any subsequent extensions can be constructed within the protection zone of the trunk watermain which crosses the site.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the adjoining property (Ty Nant).

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The application relates to a large, detached dwelling located within an established residential area in the settlement boundary. As such the principle of extending the dwelling is considered to be acceptable subject to compliance with relevant policies and material planning considerations.

The proposed orangery and garage are considered to be of an acceptable scale and design. The two buildings would be set back from the front elevation of the house and their scale would be well in proportion with the main dwelling. This would ensure that the two additions appear subservient to the main property. Whilst it is noted that the orangery and the garage would be completed externally in render, which would not match the existing dwelling, it is considered that a rendered finish would complement the existing property and the area in general. In this instance, the use of a contrasting material such as render, will also help to visually break up the mass and bulk of the dwelling. The glazed canopy to the rear of the property will be open in nature and having regard to the appearance and scale of this existing property, it is not considered that this addition would cause harm to the visual appearance of the property.

It should be noted that the proposal also entails the construction of 1800mm high walls to the rear, alterations to the property's fenestration arrangement and the creation of a Juliet balcony to the rear (in lieu of the existing balcony). These works can however be undertaken under the householder's permitted development rights and thus cannot be controlled. Having regard to the above, the proposal would not adversely impact on the character or visual amenities of the dwelling itself, or the area in general and as such is found to be in accord with Policy SW11 of the LDP.

In terms of residential amenity, the neighbouring property (Foxfields) located along the south-eastern boundary falls within the ownership of the applicant and it is understood that a compulsory purchase notice has been served on this property as the land is required for the duelling of the A465 bypass. Notwithstanding this, it is not considered that the garage or the rear glazed canopy would have a significant impact upon the amenities or privacy of this property. It is also noted that the proposed orangery would be set off the boundary with the neighbouring dwelling to the north (Ty Nant) by approximately 9m. Given this set in and the extension's modest scale (depth and height), the orangery would not have an overbearing impact, result in an unacceptable overshadowing or a loss of light to Ty Nant.

Furthermore, as there are no windows in the north-eastern (front) elevation it would not create any overlooking or loss of privacy.

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

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:

Drawing no. 9048 03E received on 21.08.2020

Drawing no. 9048 04G received on 21.08.2020

Drawing no. 9048 05C received on 21.08.2020

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

3. No surface water from any increase in the roof area of the extensions hereby permitted shall be allowed to drain directly or indirectly with the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1. The applicant/ developer's attention is drawn to the comments received from Welsh Water during the application process.
2. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, consisting of several loops and a final flourish, positioned above a horizontal line.

Head of Town Planning

DATE: 27/8/20

