

DELEGATED REPORT

Application No: P/20/0124

Site Address: The Cornerstone
4 Gurnos Road
Gurnos
Merthyr Tydfil
CF47 9NH

Development: Front extension

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 6th August 2020

Consultation reply date expired: 13th July 2020

APPLICATION SITE

The application site relates to a bungalow located along Gurnos Road in Merthyr Tydfil. The property is set back and is elevated above Gurnos Road by approximately 2m. It is bound by neighbouring bungalows on either side, a highway to the front and a semi-detached dwelling to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to erect a single storey extension to the front elevation of the dwelling. This would involve infilling a section of the existing front canopy. The proposed extension would be 4.3m in width by 1m in depth and would be finished in sand cement render to match the existing dwelling. It would feature a single window in the front elevation.

The submitted plans also detail changes to the rear fenestration. However, these alterations do not form part of the planning application and it is noted that planning permission is not required to change the rear window and door openings.

PLANNING HISTORY

There is no recent planning history relating to the application property.

CONSULTATION

None undertaken.

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

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 detached bungalow 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 infill of an area beneath an existing canopy would result in a small extension forward of a principal elevation of the dwelling. Front extensions are not generally considered favourably. However, in this instance it is acknowledged that the extension would be modest in its scale and its siting would not cause undue harm to the character and appearance of the bungalow. The information submitted also indicates that the walls would be finished with render to match the existing dwelling which would help it to appear in keeping with the existing property. The proposal is therefore considered to be acceptable in terms of its impact on the character and visual amenities of the dwelling itself and the area in general.

Regard has also been had for the impact of the proposal on the residential amenities of surrounding occupants. In this respect it is noted that the proposed development would infill an existing section of the front canopy, positioned within northern part of the front elevation of the dwelling. There are no windows being proposed within the side wall of the extension and having regard to its limited depth and the distance that would be maintained from the neighbouring property, the proposal would not harm the residential amenities of any of the surrounding residents.

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:

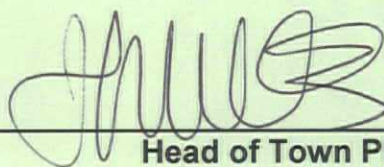
Proposed elevation and floor plans received on 11.06.2020

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:

14/7/20