

DELEGATED REPORT

Application No: P/20/0123

Site Address: 94 Brecon Rise
Pant
Merthyr Tydfil
CF48 2EF

Development: First floor rear extension

Case Officer: Marlene Ferreira

Site Visit: 23rd June 2020

Application Expiry Date: 10th August 2020

Consultation reply date expired: 9th July 2020

APPLICATION SITE

The application site relates to a detached property, 94 Pant Rise, located in a cul-de-sac street in the area of Pant. It is set back from the front highway, but prominently sited given its elevated position. It is served by a pedestrian stepped access off the front highway and benefits from a private raised rear garden area set over two levels. A single storey extension has also been constructed to the rear.

The property lies in a street of similarly designed properties, some of which have been extended to the rear by means of single storey extensions or two-storey and/or single storey rear extensions.

The application site lies within the settlement boundary, as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first floor rear extension above the existing single storey extension. The extension would follow the footprint of the existing single storey addition and seeks to provide an additional bedroom and larger bathroom. It would measure 7.25 metres in width, 2.3 metres in depth with a 6.35 metre ridge height. It would also be finished with rendered elevations and concrete roof tiles.

PLANNING HISTORY

The Council's records do not indicate any other planning history for this site.

CONSULTATION

Consultations have not been carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining properties. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

Local Planning Policies

- The 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 in the assessment of this application relate to whether the proposed first floor extension, by virtue of its scale, design and finishes, would be acceptable in terms of its impact on the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed first floor extension would extend to almost the full width of the dwelling, however it would be located to the rear of the property. As such, it would not be visible from the front street scene and would therefore not have a dominant or adverse impact on the appearance of the dwelling when viewed from within the close. The finishes, design and scale of the extension are also considered acceptable. It would be finished in concrete roof tiles and rendered elevations which would match the material finishes of the existing dwelling. It would also comprise a rear gable projection with a pitched roof design. It is noted however that the roof pitch of the extension would not match the roof pitch of the original dwelling. It is also noted that the ridge height of the extension is normally required to be below the ridge height of the original dwelling. These are requirements stated within the SPG. However, it is important to note that the extension, due to its relationship with the surrounding area, would be sited in a discrete location and would not adversely impact on the appearance of the dwelling when viewed within the street scene as addressed previously. It would also remain screened when viewing the extension from the neighbouring gardens, except from the elevated garden of the neighbouring dwelling to the southeast, 93 Brecon Rise. Furthermore, the neighbouring property, located further to the southeast, 92 Brecon Rise, also benefits from a full width two-storey extension. Thus, the resulting form of development would be similar to the extension on this neighbouring property and would therefore be in context with the character and appearance of the rear

street scene. As such, the proposed first floor extension would be considered acceptable in this instance and would comply with LDP Policy SW11.

Residential Amenity

The first floor extension would extend to almost the full width of the rear of the property and would be constructed between 95 Brecon Rise, located to the northwest and 93 Brecon Rise, located to the southeast, which are the neighbouring properties most likely to be impacted by this proposal.

In respect of the neighbouring dwelling to the north, it should be noted that the property is already well screened from this neighbouring dwelling by a bamboo type fence and high hedge/trees which are located along the boundary. Thus, the first floor extension, which does not comprise any side facing windows, would remain screened from this neighbouring property and the proposal would therefore not result in an overbearing form of development which would result in the loss of light or loss of privacy to the amenities of these neighbouring occupiers. In addition, no objections have been received from this neighbouring property following the consultation process.

With regards to the neighbouring property to the south east, it should be noted that whilst some loss of light would result from this first floor proposal to its rear garden area, this would not be significant given the layout and relationship between the properties along this row (where this neighbouring dwelling is located further back from the highway than the application dwelling) and the fact that the application property is located to the north. Thus, the loss of light into the rear garden of this neighbouring property would be minimal and this impact would not warrant the refusal of the application. It is also noted that the first floor extension would result in the loss of light to the side facing window of the neighbours single storey side extension, built immediately adjacent to the boundary with the application dwelling. However, only a small section of the window would be screened by this extension and natural light would still be able to penetrate this side facing window. It should also be noted that permitted development rights for extensions and enclosures (such as a 4 metre deep single storey extension and/or a 2 metre dividing boundary wall/fence) could be carried out which would cause more harm to light entering this window than the proposed scheme. Furthermore no objections have been received from this neighbouring property following the consultation process.

As such, the first floor extension, given its siting, scale and surrounding context, would not significantly harm the amenities of nearby occupiers and would therefore comply with LDP Policy SW11.

Parking and Highway safety

The proposed extension seeks to provide an additional bedroom at the property and it is noted that there is no on-site parking provision which serves the dwelling. However, there is unrestricted on-street parking available along this street, as well as numerous garages with a turning area at the top of the close. As such, the proposal would not harm highway or pedestrian safety and would therefore comply with LDP Policy SW11.

CONCLUSION

For the reasons discussed above, the proposed development would comply with the relevant policies and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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:

- Proposed section and first floor plan, received: 15th June 2020;
- Proposed sides and rear elevation plan, received: 15th June 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

13/7/20