

# DELEGATED REPORT

**Application No:** P/22/0155

**Site Address:** 35 Cwrt Bevan  
Merthyr Tydfil  
CF47 0AQ

**Development:** Porch to Front Elevation

**Case Officer:** Nia Chard

**Application Expiry Date:** 15th August 2022

**Consultation reply date expired:** 11th July 2022

## APPLICATION SITE

The application site relates to a detached dwelling located at the top of a cul-de-sac street at the former Mardy Hospital Site. The property is served by a private garden area located to the eastern side of the property and benefits from on-site parking via the existing garage to the front of the dwelling. The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

## PROPOSED DEVELOPMENT

This application seeks planning permission to replace an existing front canopy and construct a new porch. It would be 2.9 metres wide, 1 metre deep with a 3.67 metre ridge height. It would be finished in brickwork and roof tiles to match the existing dwelling.

## PLANNING HISTORY

P/21/0007 – Erect side extension  
Granted subject to conditions 25<sup>th</sup> February 2021

## 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

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 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 TAN to this application is 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 – Householder Design Guide

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed porch extension would be acceptable with regard to its impact upon the character and appearance of the dwelling and the wider street scene and residential amenity.

The proposed porch, in respect of its siting, scale, design and material finishes, would amount to a proportionate and sympathetic addition that would not dominate the front of the existing dwelling. Instead, it would appear in context with the existing property and the wider street scene. The proposal would therefore result in an acceptable form of development which would comply with LDP Policy SW11.

The proposed porch is a small scale addition to the front of the property, which due to its siting and height, would not have an adverse impact on the amenities of nearby occupiers and as such would not give rise to an overbearing form of development or result in the loss

of privacy. The relationship between the proposed development and the adjoining dwellings would therefore be acceptable and comply with LDP Policy SW11.

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**

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 Floor Plans, Drawing No. CB-02, Received 8 July 2022  
Proposed Elevations, Drawing No. CB-04, Received 8 July 2022  
Site Location Plan, Received 20 June 2022

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

**INFORMATIVES**

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

**RECOMMENDATION ENDORSED**



Head of Town Planning

**DATE:**

21/7/22