

# DELEGATED REPORT

|                                         |                                                                        |
|-----------------------------------------|------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/20/0147</b>                                                       |
| <b>Site Address:</b>                    | <b>48 First Avenue<br/>Galon Uchaf<br/>Merthyr Tydfil<br/>CF47 9UH</b> |
| <b>Development:</b>                     | <b>Two storey side extension, single storey rear extension</b>         |
| <b>Case Officer:</b>                    | <b>Caroline Pulley</b>                                                 |
| <b>Site Visit:</b>                      | <b>23rd July 2020</b>                                                  |
| <b>Application Expiry Date:</b>         | <b>1st September 2020</b>                                              |
| <b>Consultation reply date expired:</b> | <b>31st July 2020</b>                                                  |

## APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling situated within the residential area of Galon Uchaf. The property is prominently located in close proximity to Gurnos Road. It is bound by the junction of First and Eighth Avenue to the south (front) and the neighbouring semi-detached dwelling to the south-east (side). Its rear garden faces a north-easterly direction onto a landscaped verge.

## PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey side extension and a single storey rear extension. The two-storey side extension would measure 2.7m wide, 6.2m deep and 7m high. It would be set back from the front and rear elevation of the main dwelling by 0.2m. Its roof would be set down and hipped to match the shape of the main roof. It is proposed that the side extension would provide a study and bathroom on the ground floor and a bedroom and a larger bathroom at first floor. The single storey kitchen extension would extend across the back wall of the two-storey extension and part of the original back wall. It would measure 6.9m wide (inclusive of a small roof overhang) and 3m in depth. Its lean-to roof would have a maximum height of 3.5m and include three skylight windows. The external walls of the two extensions are to be finished in render and the roofs would be covered in tiles.

It should be noted that the submitted plans also detail an additional window being inserted above the main front door of the property. However, this window does not require planning permission and therefore does not form part of the application proposal.

## PLANNING HISTORY

There is no recent planning history relating to this property.

## CONSULTATION

Welsh Government Highway's Section: No objection.

## 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.

With regard to the proposed scheme, it is considered that the following paragraphs are relevant:

*'.... side extensions are often visually prominent and have the potential to greatly impact on the character of the building and the wider street scene....and...requires a sensitive approach to its design to ensure it integrates well with the surrounding area and respects the character and appearance of the house....'*

*'....two storey side extensions will often have a greater impact on the building by the very nature of their increased height and the effect it would have on the roof of the dwelling...'*

*'....semi-detached properties in particular, are often designed to be symmetrical. By introducing an extension to one side, the appearance of the houses can become visually unbalanced from the front....'*

## PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the residential amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, two-storey extensions are often most acceptable when they can be demonstrated to be subservient to the existing house. To achieve subservience, the Council's SPG (A Design Guide for Householder Development) advises that side extensions should be of an appropriate width that is proportional to the dwelling. It also advises that extensions should incorporate setbacks from the front elevation and lowered ridgelines. The original proposal put forward to the Council sought to change the shape of the property's main roof from a hip to a gable. It also sought permission to erect a two-storey gable extension to the side of the property, which was considered to be overly dominant and out of character with the existing property, contrary to the guidance set out in the Council's SPG (Note 6: A design guide for householder development). These concerns were raised with the agent and amended plans have now been submitted showing the existing hipped roof being retained. The proposed two-storey extension, as previously noted, would measure 2.7m wide, 6m deep and 7m in height. It would be set below the ridge of the original dwelling and would be set back 0.2 m from the front and rear elevation. This would provide a visual break between the existing dwelling and the proposed addition and prevent a development, which is flush with the front elevation of the property. The proposed extension would therefore result in a subservient and sympathetic form of development, which would not dominate or appear disproportionate to the existing dwelling when viewed individually or within the street scene. As such it would be a sympathetic addition with suitable finishes which would be in keeping with the dwelling itself. In terms of the single storey extension, this would be located to the less prominent rear elevation of the property. Due to its low height, it would have a limited impact on the visual appearance of the property and it is noted that there are a number of trees to the rear of the property, which would help to screen the extension from Gurnos Road (located to the rear and to the north of the site). As such, the development would have an acceptable impact upon the character and appearance of the existing property and the wider area.

Consideration has also been given to the impact the proposal would have upon the residential amenities of those living closest to the property. In this respect, it is noted that the north-western side of the application property is flanked by a lane and there are no residential properties in close proximity to this boundary. The nearest building is located on the opposite side of the lane and is used as a hall. There are no residential properties to the rear and as such, the siting of a two-storey extension along the north-western side of the property would have no adverse overlooking, overshadowing or overbearing impact. While it is acknowledged that the proposal does include the siting of two additional windows to the front elevation, these windows would primarily overlook the highway and an appropriate distance of approximately 29m would be maintained between the boundary of the neighbouring properties located opposite the front of the site. It is also added that no letters of objection have been received from occupiers of adjoining properties following

the publicity exercise and having regard to the above, the application is considered acceptable in this regard.

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 number 02027070-03 Rev B received on 03.08.2020

Drawing number 02027070-02 Rev B received on 03.08.2020

**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 extensions shall match those used in the existing building.

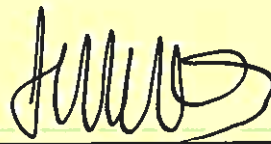
**Reason** - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

**INFORMATIVES**

1. 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, appearing to be 'J. M. S.', written over a horizontal line.

Head of Town Planning

DATE:

10/8/20

