

DELEGATED REPORT

NIV

Application No: P/20/0177

Site Address: 1 Cyfarthfa Gardens
Cefn Coed
Merthyr Tydfil
CF48 2SE

Development: Removal of Condition 3 of Planning Permission P/20/0035 to enable an alternative external material (render and brick)

Case Officer: Rebecca Owens

Application Expiry Date: 29th September 2020

Consultation reply date expired: 27th August 2020

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. However, the site is bounded by a commercial premises to the rear. There is another dwelling to the north-west and a highway bounds the front and south-eastern side. The profile of the site is relatively flat although it is elevated above the land to the rear and adjacent highway to the south east.

PROPOSED DEVELOPMENT

This application seeks permission to remove condition 3 of planning permission P/20/0035 to allow an alternative external finish to the extensions it approved (side and rear extensions). This condition states:

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.*

The above condition would have required the external finishes of the extensions to match the facing brickwork of the existing dwelling but the applicants have indicated that this brick is no longer available. The drawings submitted with this application proposed a render finish to all external walls of both the rear and side extensions (to match the render panel on the front elevation) with brickwork plinths.

PLANNING HISTORY

The relevant planning history is detailed below:

P/20/0035 Proposed side extension and rear replacement extension
Granted planning permission subject to conditions on 2nd April 2020

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making of the Merthyr Tydfil Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The main consideration when assessing this application is whether the removal of this condition, allowing the alternative external finishes proposed, would be acceptable in terms of its impact on the character of the dwelling and visual amenities of the area. In this respect, it is considered that a render finish (with brickwork plinth) would be an acceptable alternative finish, which would not be detrimental to the design or appearance of the extension and would remain in keeping with both the dwelling and the area in general. The application dwelling along with others in the area features a render section on the front elevation at first floor level and thus render is already in the pallet of external finishes that make up the character of this housing estate.

Given the above, it is considered that with removal of this condition is acceptable and the proposal would remain in accord with Policy SW11 of the LDP in terms of visual amenity.

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.

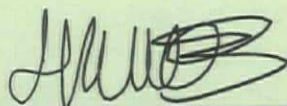
Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

24/9/20