

DELEGATED REPORT

Application No: P/20/0155

Site Address: Redburn
Christopher Terrace
Merthyr Tydfil
CF47 0UD

Development: Proposed side extension

Case Officer: Caroline Pulley

Site Visit: 6th August 2020

Application Expiry Date: 7th September 2020

Consultation reply date expired: 27th August 2020

APPLICATION SITE

The application site relates to a detached bungalow, located off Christopher Terrace. The property is elevated above the front highway and has a steeply sloping driveway running alongside the front of the property. The side amenity area, to the north-west of the property, consists of a flat grassed area enclosed along the boundary by a low conifer hedge. The rear garden consists of a flat patio area and a grassed area, which rises towards the rear boundary. Neighbouring properties are located to the north-west and south-east of the site, however, it is important to note that an intervening parcel of land separates this property from the two-storey detached dwelling to the north-west (18 St Ann's Close).

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a single storey extension along the north-western side elevation of the property. The proposed extension would be stepped back from the front elevation of the existing house by a metre. It would have an irregular shaped footprint measuring a maximum 5.3m wide and 11.9m in depth. Its pitched roof would have a maximum height of 4.7m. The external walls of the extension would be completed in brick to match the existing property.

It is proposed that the extension would accommodate an open plan kitchen/dining room, a utility room, a w.c. and a store. The internal layout of the existing property would be reconfigured to provide three bedrooms (one with an en-suite) and a bathroom. It should also be noted that the front porch would be demolished as part of this scheme and the property's main entrance door would be relocated to the front of the proposed extension.

PLANNING HISTORY

There is no recent planning history relating to this property.

CONSULTATION

None undertaken with this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site

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

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposal, in terms of its siting, design and scale, would have an acceptable impact on the

character and appearance of the dwelling and the wider area. The impact upon residential amenity, parking and highway safety are also important considerations.

Character and appearance

The application property is elevated and is set back from the highway fronting the site. It is not readably visible within the street as the view of the property from the road is dominated by a high retaining wall. The proposed extension would project 5.3m out from the side elevation of the existing property. It would be set back from the front elevation of the existing house by a metre and the roof would be set down from the ridge. Therefore, while the extension would double the width of the original property, its single storey height and set back from the front of the property would assist in ensuring that the structure would remain subservient to the existing property. While there are some concerns that the proposed fenestration arrangement and roof design would be visually poor, it is not considered that the design or the appearance of the extension would have a harmful impact on the visual appearance of this property. In addition, the extension would also be constructed in matching materials and finishes. It is therefore considered that the proposal would not detract from the character and appearance of the existing property or the wider street scene.

Residential Amenity

The single storey extension would be constructed along the elevation which is offset away from the boundary with neighbouring properties. The neighbouring property located to the north-west of the site is separated by an intervening parcel of land which is covered in trees and is approximately 20m wide. The extension would also be set away from the boundary of the adjacent bungalow by 12.5m and as such, there would be no adverse overshadowing or overlooking impacts arising from this scheme. It should also be noted that no objections have been received in relation to this proposal.

Parking and Highway Safety

The dwelling is currently served by off-street parking. The proposal would increase the number of bedrooms at the property from 2 to 3. However, the off-street parking available to the front of the dwelling is considered to be capable of adequately serving the additional demand for parking provision without having a significant adverse impact on highway safety.

Conclusion

The proposed development would be considered acceptable in respect of its impact on the character and appearance of the dwelling and the wider area, the amenities of adjacent occupiers, parking provision and highway safety. As such, it would comply with Policy SW11 of the LDP.

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 no. 692.003 received on 03.07.2020

Drawing no. 692.001 received on 03.07.2020

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.

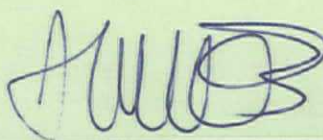
Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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



Head of Town Planning

DATE:

28/8/20