

DELEGATED REPORT

Application No:	P/22/0140
Site Address:	6 Pantyffyn Road Penyard Merthyr Tydfil CF47 0HU
Development:	Erection of single-storey side extension
Case Officer:	David James
Site Visit:	30th June 2022
Application Expiry Date:	25th July 2022
Consultation reply date expired:	22nd June 2022

APPLICATION SITE

The application site relates to a detached dwelling, sited within its own grounds, and situated within the residential area of Penyard. The dwelling faces northwest, and the site is bound by a vacant plot of land containing a garage to the north east (with access from the highway to the northwest), another dwelling to the west, and wooded land to the south.

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 full planning permission for the construction of a single-storey side extension, with associated alterations. It would be sited on the dwelling's southwest side elevation, and would replace an existing, smaller side extension.. The extension would incorporate a kitchen and dining room, and a utility room.

The proposed extension would measure 8.6m wide, and 6m deep, incorporating a flat roof measuring 2.8m high. The roof would have a lantern feature with a maximum height of 3.4m. It would have a door with glazed panels and a window in its front elevation, a window and bi-folding doors in its side elevation, and patio doors and two windows in its rear elevation. Its walls would be rendered, and its windows and doors would be upvc. These materials would mainly match the dwelling. The roof of the extension would be of edpm rubber, with a glazed lantern feature.

PLANNING HISTORY

P/18/0280	Demolition of existing dwelling and associated outbuildings and erection of 2 no. detached dwellings with associated parking Outline approval 30.10.18
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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

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

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 amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the application site is at a lower level than the highway to the north, and is largely separated from the highway by an adjacent plot of land with high boundary fences and vegetation. The application site also has relatively high boundary fences. Additionally, the extension would be located on the dwelling's southwest side. As such, it is largely screened from the surrounding area, with limited views from the property's entrance gates. While the extension would be relatively large, it would not be out proportion to the relatively large plot. It is also acknowledged that the existing dwelling is relatively small for a plot of this size. The design of the extension is typical of a residential extension, and its materials would mainly match the dwelling. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would be sited approximately 20m away from the only adjoining dwelling of 7, Pantyffyn Road. As such, and given the extensions single-storey nature, and the relatively high boundary between the properties, it is not considered that the proposed development would have any harmful effect on this adjoining property in terms of loss of light, loss of privacy, overlooking, or overbearing impact.

Having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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:

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:

Existing and Proposed Plans received 30th May 2022

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

