

DELEGATED REPORT

Application No:	P/21/0345
Site Address:	19 Six Bells Estate Heolgerrig Merthyr Tydfil CF48 1TU
Development:	Erect front and rear dormers to provide 3 bedrooms and bathroom in roof space
Case Officer:	Marlene Ferreira
Site Visit:	5th October 2021
Application Expiry Date:	23rd November 2021
Consultation reply date expired:	21st October 2021

APPLICATION SITE

The application site relates to a semi-detached bungalow, 19 Six Bells Estate, in Heolgerrig. The property has been extended to the rear by means of two single storey pitched roof extensions. It is served by on-site parking, by means of an existing driveway located to the front and side of the property. The property also benefits from a garage within the rear garden, however, no vehicular access is provided alongside the property.

The property lies in a cul-de-sac street of semi-detached bungalow properties, of a similar scale and design, many of which have front and rear dormer extensions, as well as other rear additions.

The application site lies within the settlement boundary as defined within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct front and rear flat roof dormer extensions.

The front dormer would measure 7.8 metres wide, 3.3 metres deep and 2.4 metres in height. It seeks to provide 2 bedrooms within the front roof space. The rear dormer would measure 7.8 metres wide, 4 metres deep and 2.8 metres in height. It seeks to provide a bedroom and a bathroom in the rear roof space.

PLANNING HISTORY

P/10/0142 – Erect single storey rear extension – Approved: 22nd July 2010

CONSULTATION

Consultations have not been carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

- The Merthyr Tydfil Replacement LDP 2016-2031

SW4 – Settlement Boundaries

SW11 – Sustainable Design and Place Making

- Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed dormer extensions, by virtue of their scale, design and finishes, would be acceptable in terms of their impact on the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed development includes a flat roof dormer extension to the front roof elevation and a flat roof dormer extension to the rear roof elevation. Flat roof dormers are generally resisted since these tend to dominate the roof profile and are not visually pleasing due to their 'box' shaped design, particularly when they are proposed on the primary elevation. In this instance however, flat roof front and rear dormers are in fact characteristic of the properties within this cul-de-sac and within the wider Six Bells Estate. Whilst it is usually requested that their scale be made smaller, so that they appear more proportionate to their front and rear roof profiles, in this instance, reducing their height and depth would be at odds with the scale of other existing dormer extensions, particularly those existing on the front elevations of the neighbouring bungalows. Although the proposed dormer extensions would undoubtedly appear as dominant features, their scale and flat roof design would result in an appropriate form of development which would be in keeping with the character and appearance of the front and rear street scenes. The proposed development would therefore accord with LDP Policy SW11.

Residential Amenity

Having considered the siting and scale of the proposed dormer extensions and their relationship with adjoining occupiers, namely 18 and 20 Six Bells Estate, it is not considered that the proposal would adversely impact upon the amenities of these adjoining occupiers.

The proposed front and rear dormer extensions would sit adjacent to the dividing boundary with these neighbouring properties, 18 and 20 Six Bells Estate. However, given their siting and scale, these would not result in an overbearing form of development which would be considered harmful to the amenities of these neighbouring occupiers. Likewise, none of dormers would be served by any side facing windows and as such, these would not result in any loss of privacy to these adjoining neighbouring properties. Whilst the front facing windows of the proposed front dormer would somewhat overlook the front garden areas of these neighbouring properties, these amenity areas can already be overlooked by passers-by when travelling along the front highway. Similarly, the rear facing windows of the proposed rear dormer would somewhat overlook the rear garden areas of these adjoining occupiers. However, it should be noted that the extent of overlooking from the proposed rear dormer windows would be similar to the extent of overlooking currently achieved from the existing rear dormers windows at 18 and 20 Six Bells Estate. Indeed, this is a prevalent occurrence within the close. Furthermore, objections have not been received from any nearby occupier in respect of this proposal.

The relationship of the proposed development with the adjoining properties is therefore considered acceptable. As such, it would comply with LDP Policy SW11.

Parking Provision and Highway safety

The proposed development would provide two additional bedrooms, resulting in a 4 bedroom dwelling (from a 2 bedroom dwelling) which would increase the demand for on-site parking. It should be noted however, that the dwelling is served by two on-site parking spaces to the front/side of the property. Additional unrestricted on-street parking is also available within the close. The proposed development is therefore not considered detrimental to the existing parking provision or upon highway or pedestrian safety. As such, it would accord with LDP Policy SW11.

CONCLUSION

The proposed development, for the reasons discussed above, is considered acceptable and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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:

- Sheet Title: Proposed Drawings, Project Number: 0035, Drawing number: 2, received: 28th September 2021

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

3. **Prior to the commencement of development** the following samples/details shall be submitted to and approved in writing by the Local Planning Authority:

- external walling.

The development shall be carried out in accordance with the approved details.

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

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

4/11/21

