

DELEGATED REPORT

Application No: P/20/0239

Site Address: 16 Six Bells Estate
Heolgerrig
Merthyr Tydfil
CF48 1TU

Development: Construct front dormer and rear single storey extension

Case Officer: Marlene Ferreira

Site Visit: 27th October 2020

Application Expiry Date: 4th December 2020

Consultation reply date expired: 9th November 2020

APPLICATION SITE

The application site relates to a semi-detached dormer bungalow, 16 Six Bells, in Heolgerrig. The property has been extended to the rear by means of a single storey flat roof extension and a dormer extension and is served by on-site parking, by means of an existing garage and driveway area located to the front and side of the property.

The property lies in a cul-de-sac street of semi-detached bungalow properties, many of which have front and rear dormer extensions, as well as other rear additions. The character of the street scene therefore appears consistent when viewed within the close.

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 a front dormer extension and a rear single storey extension (following the removal of the existing single storey extension).

The front roof dormer seeks to provide an additional bedroom and a bathroom within the roof space. It would measure 7.55 metres wide and 3.6 metres deep, with a 2.4 metre flat roof height. The dormer would be finished with rendered elevations and a poly-roof.

The rear extension seeks to provide a larger bedroom, bathroom and kitchen/diner. It would extend to the full width of the property and measure 7.8 metres wide and 2.15 metres deep, with a 2.55 metre flat roof height. It would be finished with rendered elevations and a poly-roof.

PLANNING HISTORY

The Council's records do not indicate any recent or relevant planning history for this site.

CONSULTATION

Consultations have not been carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 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 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. 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. In this instance however, flat roof dormers are in fact characteristic of this property and other properties along this part of the close. However, their scale is generally requested to be made smaller so that it appears proportionate to the front roof profile. However, in this instance, any reduction to the height and depth of the front dormer extension would be at odds with the front dormer extension existing on the adjoining neighbouring dormer bungalow, 16 Six Bells Estate, and would therefore result in the loss of symmetry between the semi-detached pair of dwellings. Whilst the proposed dormer extension would appear as a dominant feature within the front street scene, its scale, flat roof design and material finishes, would result in an acceptable form of development which would respect the character and appearance of the existing dwelling and the wider close. The proposed front dormer would therefore comply with LDP Policy SW11.

In terms of the single storey rear extension, its scale, design and matching material finishes would result in an acceptable addition to the dwelling. Whilst the extension comprises a flat roof design, it would be difficult to achieve an appropriate pitched roof

design due to the design of the original dwelling and the existing rear roof dormer. Thus, as referred to previously, although flat roof extensions are not generally supported and the development would be partly visible from the rear street scene (which backs onto Farm Road), it should be noted that there are other similar flat roof rear extensions on other nearby dwellings, some of which are even more prominently sited. As such, the proposed extension would not be considered to be at odds with the character and appearance of the dwelling or the wider street scene in this instance, and would therefore comply with LDP Policy SW11.

Residential Amenity

Having considered the siting and scale of the proposed extensions and their relationship with adjoining occupiers, namely 15 Six Bells Estate, it is not considered that the proposal would adversely impact upon the amenities of nearby occupiers. Whilst 17 Six Bells Estate also adjoins the application site, this neighbouring dwelling is sited to the northeast of the application dwelling and as such, would not be affected by this proposal.

The proposed front dormer extension would sit adjacent to the existing front dormer on this neighbouring dwelling (15 Six Bells Estate) and as such, would not have an adverse impact on this neighbouring property. Whilst the front windows of the proposed dormer would overlook the front garden areas of the neighbouring properties, including that of 15 and 17 Six Bells Estate, this would only overlook the front amenity areas, which can already be overlooked by passers-by when travelling along the front highway. It should also be noted that this is prevalent occurrence within the close. The front dormer extension would therefore be considered acceptable.

Similarly, the rear single storey extension would not exceed single storey height, would not have any side windows facing this neighbouring property (15 Six Bells Estate) and would only extend 2.15 metres from the property's rear elevation. Its depth combined with its height would therefore ensure that the proposed extension would not result in an overbearing form of development or cause any significant loss of light to the amenities of these neighbouring occupiers. It should also be noted that the rear extension, due to its siting and proposed scale and finishes, does not require planning permission.

The relationship of the proposed development with the adjoining properties is therefore considered acceptable and objections have not been received from any nearby occupier in respect of this proposal. As such, it would comply with LDP Policy SW11.

Parking and Highway safety

The proposed development would provide additional living space and an additional bedroom. Whilst the additional bedroom would increase the demand for on-site parking, it should be noted that the dwelling is served by one on-site parking space and 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 safety and would be in accordance 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:

- Proposed Plans, Sections and Elevations, received: 9th October 2020;

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

INFORMATIVES

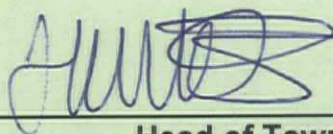
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

18/11/20