

DELEGATED REPORT

Application No: P/20/0236

Site Address: 11 Shirley Drive
Heolgerrig
Merthyr Tydfil
CF48 1SE

Development: Extend front and rear dormers

Case Officer: Rebecca Owens

Site Visit: 20th October 2020

Application Expiry Date: 7th December 2020

Consultation reply date expired: 5th November 2020

APPLICATION SITE

The application relates to a semi-detached bungalow with dormer roof additions providing living accommodation within the roof space. The site is located in a mainly residential area and is within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side and undeveloped land to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to extend the existing front and rear dormer roof extensions.

The front dormer extension would extend the width of the existing dormer by 1.6m and would be of the same depth. It would also have the same height and pitched roof so it would appear as a continuation of the existing dormer. The new section of the front dormer would incorporate a window.

Similarly, the rear dormer extension would extend the width of the existing dormer by 2.95m and would be of the same depth. It would also have the same height and pitched roof so it would appear as a continuation of the existing dormer. The new section of the front dormer would incorporate a window.

Both existing dormers would be refinished with render and the proposed extensions would be finished to match this with roof tiles to match the existing.

PLANNING HISTORY

There is no relevant planning history, which needs to be taken into consideration when determining this application.

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 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

Policies SW11: Sustainable design and place making and CW1: The historic environment of the Merthyr Tydfil County Borough Council 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 Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The application site is located in an area characterised with bungalows and many featuring dormer roof extensions. These vary in their design, size and indeed positioning on the roof with front, rear and side dormers visible in the immediate area. In this context, it is not considered that the proposed extensions to the existing front and rear dormers would have any detrimental impact on the character of the street scene or indeed the dwelling itself. It is noted that often an addition to one dwelling within a semi-detached pair, particularly to the front can sometimes harm the symmetry that often exists. However, in this case, the adjoining bungalow already features a larger front dormer than the existing dormer on the application dwelling and a different style porch, which already gives them an unbalanced appearance. The proposed dormer roof extension would in fact help to redress the balance somewhat. In terms of the proposed material finishes, it is noted that the proposed use of render to the external elevations of the dormer extensions would differ from the finish of the dormers on the adjoining semi-detached property. However, render is prevalent in the area and indeed can be found on the elevations of the dwelling itself. As such the proposed materials would complement those of the dwelling and the palette of materials found within the wider area. The scheme would therefore not harm the character or visual amenities of the dwelling itself, the area in general or indeed significantly impact on Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg). It therefore complies with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect, it is not considered that the dormer roof extensions would have any overbearing impact or result in any objectionable overshadowing or loss of light. The main impact would be in terms of overlooking and loss of privacy, however, in this regard it is noted that the front dormer window would have views across the adjacent highway and would be a sufficient distance from the dwellings on the opposite side of the street to prevent any notable impact. Similarly, the dormer roof extensions would not create any greater overlooking to the adjoining dwelling to the north west, known as 13 Shirley Drive, than the existing dormer windows. Furthermore, while the proposal would result in first floor windows that are in closer proximity to the dwelling

to the south east, known as 9 Shirley Gardens, given the splayed boundary and arrangement of these two dwellings, any views to the private rear garden area would be at a fairly obscure angle. Having considered the above, the proposal is therefore found to be acceptable in terms of residential amenity and it is noted that no representations were received following the publicity exercise. The scheme would thus accord 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/REASONS:

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 Title: Floor Plans, Drawing Number: 001 Rev. P02, Received on 12 October 2020.

Drawing Title: Elevations 1, Drawing Number: 002 Rev. P02, Received on 12 October 2020.

Drawing Title: Elevations 2, Drawing Number: 003 Rev. P02, Received on 12 October 2020.

Drawing Title: Sections & Details, Drawing Number: 004 Rev. P02, Amended Plan Received on 2 November 2020.

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

INFORMATIVES

1. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-
 - i) work on an existing wall shared with another property;
 - ii) new building on the boundary with a neighbouring property; or

iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

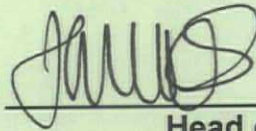
2. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

3. 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

DATE:

17/11/20