

# DELEGATED REPORT

Application No: P/19/0320

Site Address: 22 Cedar Close  
Dan Y Graig  
Twynyrodyn  
Merthyr Tydfil  
CF47 0LX

Development: Erect two storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 16th December 2019

Application Expiry Date: 31st January 2020

Consultation reply date expired: 2nd January 2020

## APPLICATION SITE

The application site relates to a detached dwelling, 22 Cedar Close, located in a cul-de-sac street in the area of Twynyrodyn. The property has been altered by converting the garage into an habitable room, however the dwelling is still served by on-site parking by means of the existing front driveway.

The property lies in a close of similarly designed properties, however of varying scales and most of which appear to remain largely original.

The application site lies within the settlement boundary – Secondary Growth Area, as designated within the Merthyr Tydfil Local Development Plan 2006-2021.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct a two storey rear extension. The extension seeks to provide an extended kitchen with utility area at ground floor and enlarge two of the existing bedrooms at first floor. It would measure 8.65 metres wide, 4.5 metres deep with a 7.6 metre ridge height. It would be finished with brickwork elevations and grey roof tiles.

## PLANNING HISTORY

The Council's records do not indicate any other 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

### Local Planning Policies

- The Merthyr Tydfil LDP 2006-2021

BW1 – Development Strategy - Primary growth area

BW4 – Settlement boundaries/location constraints

BW7 – Sustainable design and place making

BW12 – Development Proposals and Transport

TB11 - Access, Parking and Accessibility of Local Facilities

- 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 two storey extension, by virtue of its scale, design and finishes, would be acceptable in terms of its impact on the character and appearance of the dwelling, residential amenity, parking and highway safety.

### Character and Appearance

The proposed two-storey extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from within the close. The design, scale and the finishes of the extension are also considered acceptable. It would comprise a pitched roof design with a rear gable, whereby its ridge height would fall below that of the original property. It would therefore appear as a subordinate addition to the existing dwelling which would appear similar to other projections on the rear elevations of the neighbouring properties. Its external finishes in respect of roof tiles and brickwork elevations would also match those on the existing property. The proposed development is therefore considered a proportionate and sympathetic addition to the existing property which would not adversely impact on the character or appearance of the property or the wider street scene. The proposal would therefore comply with LDP Policy BW7.

### Residential Amenity

The two storey extension would extend to the full width of the rear of the property and would be constructed between two neighbouring properties, namely a detached bungalow, Butterfly lodge (Hillside View) and a two-storey detached dwelling, 24 Cedar Close, which are the neighbouring properties most likely to be impacted by this proposal.

The extension would project 4.5 metres from the rear elevation and would be sited approximately 1.7 metres from the dividing boundary with the neighbouring dwelling, Butterfly Lodge, located to the east of the application property. The neighbouring dwelling is also located approximately a further 2 metres from the dividing boundary. These distances would reduce the prominence of the extension and prevent it from appearing overbearing when viewed from the neighbours rear garden (Butterfly Lodge). Given the orientation of this neighbouring dwelling and the fact that the sun rises in the east and sets in the west, the extension would result in some loss of light to this neighbouring property. However, it is served by a large rear garden area and any loss of light would be mainly caused during late evening. In addition, the rear extension would not be served by any first floor east side facing windows which would prevent any direct overlooking into the private rear garden area. In this respect, it should also be noted that no objections have been received from this neighbouring property following the consultation process.

In respect of the neighbouring property to the west of the application site, namely 24 Cedar Close, the extension would virtually run alongside the boundary line. Whilst the proposal would amount to a two-storey development along the boundary, it would only project 4.5 metres from the rear elevation of this neighbouring property and would therefore not have a significant overbearing impact. Although the extension would cause some loss of light, this neighbouring dwelling is also served by a large rear garden and the loss of light would mainly occur during the early part of the day. The extension would not have any west side facing windows and as such would not result in any direct overlooking which would detract from the private amenities of these neighbouring occupiers. In this respect, it should also be noted that no objections have been received from 24 Cedar Close following the consultation process.

As such, the two-storey extension, given its siting, scale and surrounding context, would not be considered significantly harmful to the amenities of nearby occupiers and would therefore comply with LDP Policy BW7.

#### Parking and Highway safety

The proposed extension does not seek to provide any additional bedrooms at the property and would therefore not increase the demand for on-site parking. As such, the proposal would not have an adverse impact on highway safety and would therefore comply with LDP Policies BW12 and TB11.

#### CONCLUSION

For the reasons discussed above, the proposed development would comply with the relevant policies 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:

- Drawing no: 03, received: 6th December 2019;
- Drawing no: 04, received: 6th December 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 BW7 of the Merthyr Tydfil Local Development Plan.

#### **INFORMATIVES**

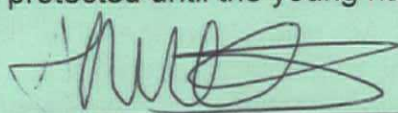
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

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

**DATE:**

23/1/20