

DELEGATED REPORT

Application No:	P/19/0322
Site Address:	Ty Heulwen 18 Pandy Close Merthyr Tydfil CF47 8PB
Development:	Side and rear single storey extensions
Case Officer:	Marlene Ferreira
Site Visit:	19th December 2019
Application Expiry Date:	4th February 2020
Consultation reply date expired:	6th January 2020

APPLICATION SITE

The application site relates to a detached bungalow 18 Pandy Close. The bungalow property has been extended to the side by means of a small single storey extension and to the rear by means of a conservatory extension. Parking is provided on-site by means of a detached garage at the rear of the property and a driveway which runs along the side of the dwelling. The property is also served by a relatively large rear garden area, provided over two ground levels which rises gently to the rear (west).

The dwelling lies in a street which slopes down gently from the north to the south and which is made up of detached bungalow properties of a similar scale and appearance to the application dwelling. Some properties have been extended by means of rear, side and/or dormer extensions.

The dwelling lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Local Development 2006-2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the single storey flat roof extension to the northern side of the property and the glazed conservatory and construct a single storey flat roof side extension and a single storey rear extension with a hipped roof design.

The single storey rear extension would measure 8.6 metres wide, 4.3 metres deep and have a 4.9 metre ridge height.

The single storey side extension is a small flat roof addition which would measure 0.95 metres wide, 5 metres deep and 2.4 metres in height. Given the siting and scale of this extension, it would not require planning permission.

A new window to serve the additional bathroom is also proposed to the northern side elevation and these works would also be permitted development.

PLANNING HISTORY

The council's records do not show any recent planning history for this site relevant to the consideration of this application.

CONSULTATION

None were carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, nearby occupiers were consulted. One letter of representation was received and raised the following concerns:

- the new extension will be unacceptable in terms of its visual impact and greatly change the character and appearance of the property from the perspective of the neighbouring property (19, Pandy Close);
- the design would result in the neighbours looking directly onto a long brick wall with one small window, instead of the green space currently enjoyed by them;
- the scale of the works would be overbearing;
- the proposed roof design will result in a loss of light into both the neighbours home and garden, overshadowing their property to an unacceptable level;
- the view which has been enjoyed by the neighbour for over 50 years is an important part of the neighbours residential amenity. The height of the new build would affect the neighbours view adversely and change the character of their surroundings.

Ward members were advised of the objection, but have not requested that this application be determined at Planning Committee. As such, the application will progress to be determined under delegated powers by the Chief Officer of Planning and Neighbourhood Services.

POLICY CONTEXT

- The Merthyr Tydfil Local Development Plan 2006-2021:

BW1- Development Strategy – Primary Growth Area
BW4 - Settlement Boundaries/Locational 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 under the assessment of this application relate to whether the proposal, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

The proposed extension would be located to the rear of the dwelling, away from the street frontage. As such, it would not detract from the appearance of the property when viewed within the street scene. The extension however, would be visible from the rear gardens of neighbouring properties either side of the application dwelling. It is noted in SPG Note 6 that extensions are required to be subservient to existing dwellings and complement their character and appearance. Although a prominent addition when viewed from neighbouring properties, particularly the dwelling to the north (19 Pandy Close) the rear extension would appear in context with other developments in the street, since nearby dwellings have also been extended by means of rear single storey additions. In terms of its appearance, the proposed hipped roof design combined with its modest width, depth and matching material finishes, would result in a proportionate and sympathetic form of development in context with the character and appearance of the existing property. The proposed extension would therefore comply with LDP Policy BW7.

The proposed extension would be sited between 17 and 19 Pandy Close, which are the properties most likely to be impacted by this proposal. Although the rear extension would be sited just off the boundary with 19 Pandy Close, it should be noted that it would only measure 2.4 metres to the eaves height and 4.9 metres to the ridge height. In addition, it would comprise of a hipped roof design which would be sloping away from this neighbouring property. As such, the proposed extension would not result in an overbearing form of development or cause any significant loss of light or privacy to the occupiers of this adjoining property. As such, this proposed development would not be considered significantly detrimental to the amenities of the neighbouring occupiers. The relationship between the application site and 19 Pandy Close would therefore be considered acceptable. Whilst concerns have also been raised in respect of loss of view, it should be noted that this would not be a material planning consideration and has therefore not been considered under the assessment of this application.

In respect of the impact the proposal would have on the occupiers of 17 Pandy Close, it should be noted that this neighbouring relationship would also be acceptable. This neighbouring dwelling is located at a slightly lower level than the application dwelling, and the proposed extension is therefore also elevated above this neighbouring property (given that the site slopes down gently from north to south). However, it would extend no further than the existing conservatory and therefore the same distance from this neighbouring property. In addition, the extension would be largely screened from this neighbouring property by the existing garage at the application site. This arrangement combined with the scale of the development would not result in an overbearing form of development or cause loss of light or privacy to the occupiers of this adjoining property. The proposed development would therefore not cause significant harm to the amenities of the neighbouring occupiers. Thus, the relationship between the application site and 17 Pandy Close, would therefore be considered acceptable. The proposal would therefore comply with LDP Policy BW7.

The proposed extension would not provide additional bedroom accommodation and as such, would not increase the demand for on-site parking at the property. In any case, parking provision is provided on-site and additional on-street parking provision could be accommodated within the front highway. The proposed development is therefore not considered to have an adverse impact on parking provision or highway safety and would therefore comply with LDP Policies BW12 and TB11.

Furthermore, 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.

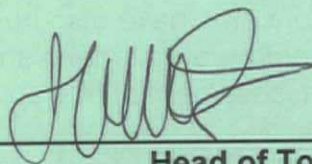
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Existing and Proposed Plans and Elevations, received: 10th December 2019.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

HK.
24/1/20