

DELEGATED REPORT

Application No:	P/19/0324
Site Address:	Fairmead Pentwyn Road Treharris CF46 5BS
Development:	Remove rear conservatory and porch and construct new rear single storey extension
Case Officer:	Marlene Ferreira
Site Visit:	20th December 2019
Application Expiry Date:	5th February 2020
Consultation reply date expired:	3rd January 2020

APPLICATION SITE

The application site relates to a detached property, Fairmead, located off Penwtyn Road, in the area of Treharris. The dwelling, a dormer bungalow, is served by a front, side and rear garden areas and has on-site parking provision by means of a detached garage and front driveway.

The dwelling lies in a street of detached properties, all of which vary significantly in terms of their scale and design.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing rear porch and conservatory and construct one single storey rear extension.

The extension seeks to provide an extended sitting area and rear porch and would measure 5 metres wide, 3.5 metres deep with a 3.4 metre ridge height. It would be finished with rendered elevations, concrete roof tiles and UPVc windows.

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. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

- The Merthyr Tydfil Local Development Plan 2006-2021:

BW2- Development Strategy – Secondary 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 proposed extension would, in terms of its siting, scale and design, 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. Although the extension would be partly visible when viewed from the side/rear gardens of neighbouring properties, it would amount to a small scale addition which would be finished in matching material finishes to the existing property. As such, the proposal (which due to its siting, scale and appropriate finishes would not require planning permission), would result in a sympathetic and proportionate development which would not detract from the character or appearance of the dwelling. The proposal would therefore comply with LDP Policy BW7.

The proposed extension, due to its overall scale and distance from the dividing boundaries with the adjoining neighbouring properties, would not result in an overbearing form of development or in the loss of privacy to the amenities of nearby occupiers. It should also be noted that no letters of objection were received following the publicity exercise. The relationship between the extended dwelling and the nearby adjoining occupiers would therefore be acceptable and would comply with LDP Policy BW7.

The proposed extension would not provide additional bedroom accommodation and as such, would not be deemed to increase the demand for on-site parking at the property.

The proposed development is therefore not considered to have an adverse impact on parking provision or highway safety and would 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.

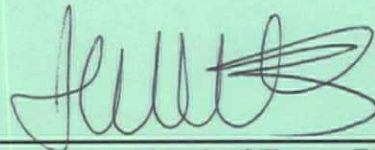
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Existing and Proposed Floor Plan and Elevations, Drawing no: hdw/ph/nm.01, received: 11th 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:

24/1/20