

DELEGATED REPORT

Application No: P/19/0334

Site Address: 9 Oakland Street
Bedlinog
Treharris
CF46 6TE

Development: First floor rear extension and external alterations

Case Officer: Marlene Ferreira

Site Visit: 20th January 2020

Application Expiry Date: 11th February 2020

Consultation reply date expired: 28th January 2020

APPLICATION SITE

The application site relates to a mid-terrace dwelling, 9 Oakland Street in the area of Bedlinog. The property has been extended to the rear by means of two single storey additions. A private two tier garden area is provided to the rear of the property. On-street parking provision is available to the road to the front of the dwelling.

The property forms part of a terraced row of properties, all of which appear to have been extended to the rear by means of single and/or two storey additions.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first floor extension above the existing ground floor kitchen extension. The proposed first floor addition would provide a new bedroom to the rear of the property and allow for the provision of a first floor bathroom. It would measure 3.4 metres wide, 3.45 metres deep with a 6.45 metre ridge height and would be finished in materials to match the existing property.

In addition to the proposed extension, the existing door on the side elevation of the kitchen would be blocked up and a new opening would be created on the rear elevation of the property, to provide access from the dining area into the garden area. These works however would not require planning permission and as such would not be considered under the assessment of this application.

PLANNING HISTORY

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

CONSULTATION

Bedlinog Community Council

No objection.

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 exercise.

POLICY CONTEXT

- The Merthyr Tydfil Local Development Plan 2006-2021:

BW3 - Development Strategy - Other 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, design and scale, would have an acceptable impact on the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed first floor extension would be located to the rear of the dwelling, away from the street frontage and amongst other extensions to the rear of the neighbouring properties along Oakland Street. As such, it would remain screened from the front street scene and respect its immediate context.

The design, scale and finishes of the first floor extension are also considered acceptable. The extension would follow the footprint of the ground floor kitchen extension and as such would only project 3.4 metres from the rear of the property. It would have a pitched roof design which would be constructed below the ridge height of the property. In addition, the extension would be finished in matching materials and finishes to the existing property. As such, the proposed first floor extension would be considered a sympathetic and proportionate addition in context with the rear street scene and would therefore comply with LDP Policy BW7 and SPG Note 6.

Residential Amenity

The first floor rear extension would be constructed between properties 8 and 10 Oakland Street and these are most the likely to be impacted by the proposed development.

The extension would be constructed just off the dividing boundary with 8 Oakland Street, located to the northwest of the application site. Given the siting and height of the extension, the orientation of the neighbouring dwelling and the fact that the sun rises in the east and sets in the west, the proposed development would result in some loss of light in the morning, to the rear windows and garden of this adjacent property (8 Oakland Street). However, it should be noted that the extension would only have an eaves height of 5.4 metres and given its pitched roof design, it would be sloping away from this neighbouring dwelling. In addition, there are no first floor side facing windows proposed. Thus, the proposal would not be deemed significantly harmful to the amenities of this neighbouring property to warrant the refusal of the application. In addition, it should be noted that the resulting relationship between the application site and the neighbouring property, would be similar to that already established along the rear of this street, including at the application site. The application property has suffered some loss of light to the rear windows and garden area as a result of the two-storey rear extension, constructed immediately adjacent to the dividing boundary, at 10 Oakland Street.

In respect of the impact on the neighbouring property to the east, 10 Oakland Street, the proposed development would also be considered acceptable. As noted above, this neighbouring property already benefits from a two-storey rear extension and the proposed extension would be of a similar depth to this neighbouring extension. In addition, no first floor side facing windows are proposed as noted previously. The proposed development would therefore result in acceptable form of development which would not detract from the amenities of these adjoining occupiers.

It is noted that no objections have been received from neighbouring residents as a result of the publicity exercise undertaken. The relationship of the proposal with the adjacent occupiers is therefore considered acceptable and would therefore comply with LDP Policy BW7.

Parking and Highway Safety

The existing dwelling is served by on-street parking along the front highway. The proposal does not seek to increase bedroom accommodation and as such would not increase the demand for on-street car parking to the detriment of highway safety. It would therefore comply with LDP Policies BW7 and TB11.

RECOMMENDATION: APPROVED subject to **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: PP/100, received 17th December 2019;
- Drawing no: PP/200, received 17th December 2019;
- Drawing no: PP/300, received 17th December 2019;
- Drawing no: PP/DAS, received 17th December 2029.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/1/20.