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DELEGATED REPORT

Application No: P/20/0062

Site Address: 4 Brynmair Terrace
Merthyr Road
Penydarren
Merthyr Tydfil
CF47 9HJ

Development: Two storey rear extension

Case Officer: Caroline Pulley

Site Visit: 7th April 2020

Application Expiry Date: 1st May 2020

Consultation reply date expired: 1st April 2020

APPLICATION SITE

The application site comprises a two-storey, mid terraced dwelling located within a residential area of Penydarren. The property fronts north-west onto the street. It is bound by neighbouring properties on both sides and is served by a narrow lane to the rear. The neighbouring property on its south-western side has a two-storey and single storey extension positioned along the dividing boundary. The neighbouring property on the north-eastern side has a single storey lean to extension positioned approximately 2m from the boundary.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two storey extension along the main back wall of the property. The proposed extension would measure 5.15m in width and 4m in depth. It would have a 6.9m high pitched roof which would be set down from the ridge of the main property. The external walls of the extension are to be finished in render and the roof would be covered in concrete tiles. It is proposed that the extension would accommodate a kitchen/diner on the ground floor and a two bedrooms at first floor.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The key issues to consider under the assessment of this application relate to whether the proposed development would be acceptable in respect of its impact upon the character and appearance of the property and the wider area and upon the amenities of neighbouring properties.

The proposed extension would be sited to the rear of the property and would not be viewed in context with the main street scene. As such, it not would adversely impact the main frontage of the street or the character of the area. While it is acknowledged that the extension would cover a significant proportion of applicant's rear garden, its scale would be proportionate to the main house and a sufficient area of garden would be retained. Furthermore, the extension has been designed with a sympathetic pitched roof which would be set down below the ridge height of the original dwelling. This would ensure that the addition appears subservient to the main house in line with the guidance set out in the Council's aforementioned SPG for householder development. A condition would also ensure that the extension would be finished in materials to match the dwelling.

With regard to the impact of the development on the amenities of nearby occupiers, it is acknowledged that the proposed two-storey extension would be sited hard on the boundaries with the dwellings on either side (3 and 6 Brynmair Terrace). However, 3 Brynmair Terrace which is adjacent to the south-western boundary already has a two-storey extension which is also constructed hard on the boundary line. Whilst the proposed extension would project out past this extension (by approximately a further 2.5m), the presence of this neighbouring two storey extension would significantly reduce the overall impact of the development. As such, the development would not have an overbearing impact on this property or result in any unacceptable loss of light or overshadowing impact. The dwelling to the north-east known as 6 Brynmair Terrace has a single storey lean-to extension positioned approximately 2.5m from the boundary. Again, it is acknowledged that the proposed extension would project beyond the rear elevation of this extension and that there would be some loss of light and overbearing impact experienced to the window which is located within the side wall of this extension. However, the proposed two-storey extension would not be of a scale which would be unduly harmful to neighbouring properties. Furthermore, the roof is to be set well below the ridge of the main property and this would help to mitigate any overbearing impact this extension may have upon the adjoining properties.

In terms of the potential loss of privacy, it is acknowledged that the proposed extension would feature first floor bedroom windows. However, these would not give rise to a significantly greater level of overlooking into the rear gardens of the adjoining properties on either side or indeed those dwellings which are located on the opposite side of the rear access lane. It is also noted that that no representations were received following the publicity exercise. The proposed development would therefore be acceptable in respect of its impact on the privacy and amenities of nearby residents and would comply with Policy SW11 of the LDP.

Finally, 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:

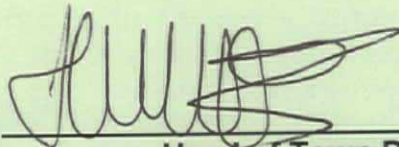
Approved plans Proposed Plans, Sections and Elevations dated March 2020

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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, consisting of several loops and a long horizontal stroke at the end.

Head of Town Planning

DATE:

9/4/20