

DELEGATED REPORT

Application No:	P/20/0004
Site Address:	67A High Street Dowlais Top Dowlais Merthyr Tydfil CF48 3PW
Development:	Retention of conservatory
Case Officer:	Caroline Pulley
Site Visit:	13th January 2019
Application Expiry Date:	3rd March 2020
Consultation reply date expired:	30th January 2020

APPLICATION SITE

The application site comprises a two-storey, mid-terraced dwelling situated in the residential area of Dowlais. The property is bound by a principal road to the front and a narrow access lane to the rear. It is adjoined by a public house (Tredegar Arms) along its north-eastern boundary and a residential property to the south-west. The conservatory which is the subject of this application has been sited along the back wall of a two-storey, part single storey extension. It is sited alongside the boundary which adjoins the residential property but is set in slightly from the dividing wall. It has clear frame glazing to the rear and side and white uPVC frames. Due to the topography of the area, the conservatory stands elevated above the garden area of the adjacent property and is visible somewhat from the rear lane.

PROPOSED DEVELOPMENT

Retrospective planning permission is sought for a conservatory that has been constructed in the rear garden of 67a High Street. The conservatory is sited along the back wall and 400mm from the south-western boundary of the property. It measures 4m in width, 3m in depth and has a pitched roof with a maximum height of 2.9m from ground level. It has been constructed with white uPVC frames and clear glazing.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken.

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 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.

In relation to rear extension, the SPG advises *"Single storey extensions can often be easily accommodated without significantly impacting on neighbours. However, care needs to be taken in terms of their height and length to avoid an unacceptable loss of light or overbearing impact on neighbours."*

PLANNING CONSIDERATIONS

The proposed conservatory is considered to be of an acceptable design and scale which would be in keeping with the character of the dwelling and thus would not impinge on the character or visual amenities of the area. Whilst it would introduce a hipped roof rather than a pitched roof to match the existing dwelling, it is not considered that this would be unacceptable given the conservatory's siting to the rear of the dwelling. As such the proposal is found to be in accord with Policy SW11 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the conservatory on the residential amenities of the surrounding occupants. In this respect it is noted that the conservatory has been sited alongside the shared boundary with 68 High Street. However, given the scale and very nature of the conservatory, it is not overbearing nor does it result in a harmful level of overshadowing to this property. It is fully acknowledged that the conservatory is sited at a higher level to the neighbour's garden and there is clear glazing in the elevation which faces number 68 High Street. However, there is a significant difference in level between the two properties and when standing in the conservatory, the view is above the level of the neighbour's garden. The view back towards the rear elevation of the neighbour's property is also at an acute angle. It must also be acknowledged that there would have been a level of overlooking between the two properties before the conservatory was erected and as the garden level has not changed, the level of overlooking from the conservatory would not be significantly different to what was experienced previously. For these reasons, the level of overlooking arising from the conservatory is not to an extent which would warrant the refusal of planning permission.

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

CONDITIONS:

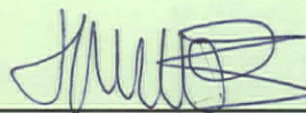
1. The development shall be carried out in accordance with the following approved plans and documents:

Drawing number 120499 received on 07.01.2020

Block plan received 07.01.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

5/2/20