

# DELEGATED REPORT

**Application No:** P/21/0229

**Site Address:** Westwood  
Jobs Lane  
Cefn Coed  
Merthyr Tydfil  
CF48 2NH

**Development:** Construct two storey side extension

**Case Officer:** Marlene Ferreira

**Site Visit:** 13<sup>th</sup> July 2021

**Application Expiry Date:** 23rd August 2021

**Consultation reply date expired:** 27th July 2021

## APPLICATION SITE

The application site relates to a detached two storey dwelling, Westwood, located off Job's Lane in Cefn Coed. The property appears to have been extended to the side, by means of a garage addition. It is not served by a rear garden area and its main amenity areas are located to the side of the property, comprising of a grassed garden area to the northwest and a patio area to the southeast. A parking/courtyard area is also provided to the front of the property.

The property lies in a varied street scene, since the properties differ significantly in terms of their scale and design, ranging from a large detached bungalow and two-storey properties along the western side of the road and semi-detached uniform dwellings to the eastern side of the road.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

## PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing garage extension at the side of the property, and construct a two-storey extension.

The side extension would measure 3.15 metres wide, 5.05 metres deep and 7.5 metres in height. It would provide a dining area at ground floor and a fourth bedroom at first floor. It would be finished with rendered elevations and concrete roof tiles.

## PLANNING HISTORY

The council's record do not indicate any other planning history for this site.

## CONSULTATION

Consultations were not carried out under this application.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site. No letters of representation were received following this publicity exercise.

## POLICY CONTEXT

### National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

### National Planning Policies

- Planning Policy Wales - Edition 11 (February 2021)

### Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG):

SPG Note 6 – Householder Development (2015)

## PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extension would be acceptable in respect of its impact upon the character and appearance of the property and the surrounding area. The impacts upon residential amenity, parking provision and highway safety are also primary considerations in the assessment of this proposal.

### Character and Appearance

The proposal would result in the addition of a side extension, which is of the same scale and design as the existing side projection to the northwest. Side extensions are usually required to be set down from the main ridge height of a dwelling to ensure that the development appears subordinate to the existing property. In this instance however, the proposed extension, which has been subject to amendments to include a reduction in its width, would add symmetry to the dwelling and allow the existing front projection to act as a central gable feature. As such, the proposal would add character and interest to the property. In addition, the extension would be finished in materials to match the existing property. The proposed development would therefore appear as a subordinate addition

which would not dominate the front façade of the dwelling. It is considered an acceptable form of development which would not detract from the character or appearance of the dwelling or the varied street scene and as such would be in accordance with LDP Policy SW11.

### Residential Amenity

The two-storey extension would be sited to the south eastern side of the property, and as such, the residents at the detached bungalow Tanglewood, are those most likely to be affected as a result of this proposal.

The proposed extension would sit in place of the existing garage and would only be 0.45 metres wider (since the garage measures 2.7 metres in width and the extension measures 3.15 metres in width). Whilst the extension would amount to a two-storey addition, adjacent to Tanglewood, its ridge height would not exceed 7.5 metres and the extension would be located approximately 3 metres away from the dividing boundary with this neighbouring property. As such, it would not be considered to have a significant overbearing impact upon this neighbouring property. In addition, the extension would not result in any significant loss of light particularly since it is the neighbour's garage which sits immediately adjoining the dividing boundary and the fact that the neighbouring property does not comprise any side facing windows to its north-western side elevation. Furthermore, since the proposed extension would also be free of any side facing windows, it would not result in any loss of privacy to the amenities of these neighbouring occupiers. It should also be noted that no letters of representation have been received following this publicity exercise.

The relationship between the proposed development and the existing neighbouring property is therefore considered acceptable and would comply with LDP Policy SW11.

### Parking and Highway Safety

The existing dwelling is served by a front parking area, which can accommodate at least 3 vehicles at any one time. Whilst the proposed extension seeks to provide an additional bedroom and although the existing garage would be demolished, the front existing parking arrangement is considered sufficient to serve the proposed four bedroom property and as such, would not have any significant or adverse impact upon parking provision or highway safety. The proposal would therefore comply with LDP Policy SW11.

### **CONCLUSION**

For the reasons set out above the proposed development is considered to be acceptable and complies with the relevant LDP policies.

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:

- Drawing Title: Existing and Proposed Plans, Elevations and Sections, received: 28th July 2021

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

#### **INFORMATIVES**

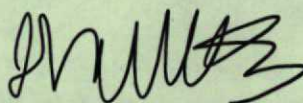
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

**RECOMMENDATION ENDORSED**



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Head of Town Planning

**DATE:**

11/8/21