

DELEGATED REPORT

Application No: P/20/0070

Site Address: 6 Tai-yr-efail
Pant
Merthyr Tydfil
CF48 2DP

Development: Erect new front porch

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 13th May 2020

Consultation reply date expired: 20th April 2020

APPLICATION SITE

The application site relates to a two-storey terraced dwelling, 6 Tai Yr Efail, located in Pant. The dwelling has been extended to the front by means of a single storey porch and to the rear by means of a single storey extension. A garage has also been constructed at the end of the rear garden.

The property lies in a street with other two storey terraced properties, all of which appear to have been extended to the front and rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing porch and construct a new porch. It would be 2.1 metres wide, 1.3 metres deep with a 2.85 metre ridge height. It would be finished with rendered elevations and brickwork roof tiles.

PLANNING HISTORY

There is no relevant planning history.

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. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries
Policy SW11 – Sustainable Design and Placemaking

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 porch extension would be acceptable with regard to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed porch, in respect of its siting, scale, design and material finishes, would amount to a proportionate and sympathetic addition that would not dominate the front of the existing dwelling. Instead, it would appear in context with the existing property and the wider street scene. Indeed, the proposed porch, in terms of its scale and appearance, would be more in keeping with the existing dwelling than the existing porch. The proposal would therefore result in an acceptable form of development which would comply with LDP Policy SW11.

Residential Amenity

The proposed porch is a small scale addition to the front of the property, which due to its siting and height, would not have an adverse impact on the amenities of nearby occupiers and as such would not give rise to an overbearing form of development or result in the loss of privacy. The relationship between the proposed development and the adjoining dwellings would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development does not seek to provide any additional bedrooms at the property, and as such, would not increase the demand for on-site parking. Thus, the proposal would not have a detrimental impact on parking provision or highway safety and would comply with LDP Policy SW11.

CONCLUSION

The proposed porch, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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:

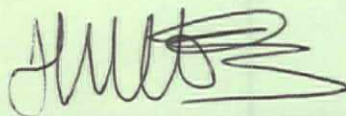
1. The development shall begin not later than five years from the date of this decision.

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 Ref: Proposed Front Porch March 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

23/4/20