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DELEGATED REPORT

Application No: P/20/0154

Site Address: 46 Westwood Drive
Treharris
CF46 5BL

Development: Two storey rear extension

Case Officer: Caroline Pulley

Site Visit: 23rd July 2020

Application Expiry Date: 4th September 2020

Consultation reply date expired: 6th August 2020

APPLICATION SITE

The application property relates to a two-storey, semi-detached dwelling located along Westwood Drive in Treharris. The property is bound by neighbouring dwellings on both sides and a pair of semi-detached dwellings to the rear. Due to the topography, the dwelling has a two-storey elevation to the front and a two and a half storey elevation to the rear. It is set at a lower level to the street and its rear garden is raised quite significantly above the pair of semi-detached dwellings to the north (rear).

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a two-storey rear extension along the main back wall of the property. The proposed extension would be positioned in line and adjacent to the side wall of the applicant's existing two-storey extension. It would measure 3.2m wide and 1.8m in depth. Its monopitch roof would tie into the roof of the existing extension and would have a total height of 5.2m. The external walls are to be finished in mixture of cladding and brick to match the finish of the existing extension. The proposed addition would provide an extended store on the lower ground floor and a larger kitchen/diner on the ground floor.

PLANNING HISTORY

There is no recent planning history relating to the site.

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 objection 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 proposal to erect a modest two-storey extension at the back of the property raises no significant concerns in terms of its impact on the character and appearance of the existing dwelling or the surrounding area. The extension is of a limited depth and height and would be finished in materials to match the appearance of the existing rear elevation. Moreover, the extension has been designed to tie into the walls and roof of the existing two-storey extension. This would ensure that the addition appears sympathetic to the main house in line with the guidance set out in the Council's aforementioned SPG for householder development.

Regard has also been given to the impact of the proposal on the residential amenities of the surrounding occupants. In this respect it is noted that the property is bounded by neighbouring properties on both sides. The proposed extension would be erected hard on the shared boundary with the neighbouring property, number 48 Westwood Drive and would result in two storey development along this boundary line for an additional depth of 1.8m. This would have some impact on the occupants of this dwelling, but it is not an uncommon arrangement between residential properties and the proposed extension is not considered to be excessive in depth. As such, and given the absence of any representations following the publicity exercise, it is not considered that the extension would have an unacceptable overbearing impact or result in a harmful loss of light that would warrant the refusal of the application. Furthermore, given the siting of this dwelling to the west of the site, whilst there would be some overshadowing, this would only be during a part of the day and as such this would not be to an unacceptable degree.

In terms of overlooking and loss of privacy it is acknowledged that the property is elevated and the extension would feature two openings within the rear elevation. Nevertheless, the overlooking from these two openings into the rear gardens of neighbouring properties would not be overly harmful and would be no greater than the overlooking which would be experienced between the properties at present. The extension would be very modest in depth and the ground floor kitchen window would be of the same size and height as the existing kitchen window to which it would replace. It should also be pointed out that a distance of approximately 20m would be maintained between the back wall of the extension and the rear elevation of the neighbouring properties to the rear. Moreover, no objections have been received following the publicity exercise. As such, the proposal complies with Policy SW11 with respect to the impact of the development on residential amenity.

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 number 1224/2 received on 10.07.2020

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



Head of Town Planning

DATE:

8/8/20