

DELEGATED REPORT

Application No: P/23/0093

Site Address: 2 Perthygleision Bridge
Aberfan
Merthyr Tydfil
CF48 4PP

Development: Non-material amendment to planning permission P/22/0246 to alter the rear doubled gabled extension and alterations to window and door openings

Case Officer: Nia Chard

Application Expiry Date: 19th June 2023

APPLICATION SITE

The application site relates to a semi-detached dwelling, located within the settlement of Aberfan. The property fronts directly onto the highway of Cemetery Hill and is bound by the adjoining semi-detached dwelling (no.1 Perthygleision Bridge) to the northwest and bungalow and a parking/turning area to the south-east. To the rear and at a higher level is the highway of Bryntaf.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to an approved planning application (Planning Reference: P/22/0246 details below). Permission is sought to alter the design of the double-gabled roof of the rear extension, by increasing the width of one of the gables by 0.8m and reducing the width of the other by 0.8m. The overall width, length and height of the rear extension would remain the same.

In addition, permission is sought to slightly alter the dimension of the middle window at first floor level within the rear extension. The middle windows would increase in width by 0.5m. it is also proposed to change the middle window at ground floor level to patio doors, and the door on side elevation would be changed to a window.

PLANNING HISTORY

The relevant planning history is detailed below:

P/22/0246	Construction of two-storey rear extension Granted planning permission subject to conditions on 25 October 2022
P/20/0081	Two storey rear extension Granted planning permission subject to conditions on 11 May 2020

P/15/0327 Erection of two-storey rear extension and single storey rear extension
Granted planning permission subject to conditions on 10 November 2015

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

Local Policies

The Local Development Plan policies identified during the consideration of the existing planning permission have recently been replaced by the Merthyr Tydfil County Borough Council Replacement Local Development Plans 2016 – 2031. The proposal has already been considered and found to be acceptable, as such the main policies which would now be relevant to the assessment and determination of this non-material amendment are SW11: Sustainable Design and Placemaking. The development with the proposed amendments would comply with this policy.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether the proposed alterations to the rear extension would constitute a non-material amendment to the development approved under application reference P/22/0246. In this respect, the main consideration would be the impact of the change on the character and visual amenity of the property itself and the wider area and the impact on residential amenity.

The proposal would result in a minor change to the double gable rear extension. The proposed double gable is far more sympathetic in terms of its relationship with the existing dwelling than that previously approved. It is also nearly identical to a previous approval (app ref P/20/0081) which granted permission for a two-storey double gabled extension. Thus the change to the double is considered to be visually acceptable. The proposal also includes alterations to the dimensions of the windows and doors, these changes represent a relatively minor alteration to the original scheme. The overlooking impact arising from these changes has been considered. However, given the minor nature of these changes they would not give rise to any greater level of overlooking or loss of privacy to the neighbouring residents.

Accordingly, it is considered that the scale and nature of the proposed changes would not be great enough to cause an impact different to that caused by the approved scheme. Also, given the nature of the amendments being sought, it is not considered that the interest of any third party or body would be disadvantaged as a result of this proposal.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. There are no conditions on the existing planning permission that would prevent the proposed change.
2. There have not been any previous non-material amendments to the originally approved scheme (P/22/0246).
3. There were no objections/representations following the original publicity exercise.

CONCLUSION

In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS:

None.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

5/5/23