

DELEGATED REPORT

Application No: P/21/0116

Site Address: 67 Westwood Drive
Treharris
CF46 5BL

Development: Conversion of loft with front and rear dormers
with associated works

Case Officer: Caroline Pulley

Site Visit: 6th May 2021

Application Expiry Date: 5th July 2021

Consultation reply date expired: 3rd May 2021

APPLICATION SITE

The application site relates to a semi-detached bungalow situated along Westwood Drive in the residential area of Treharris. The property is located at the end of a cul-de-sac. It is set back from the road by approximately 6m and is bound by the neighbouring semi-detached property to the south-west and another semi-detached property to the north-east. To the rear, the property abuts an area of undeveloped land.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a front and rear dormer. The proposed front dormer would be set below the ridge of the main roof by 0.8m and off the eaves by 1.1m. It would be 5m in width and would project out from the roof plane by a maximum depth of 3.9m. The dormer would have a flat roof and would feature two windows in its front elevation which would serve a bedroom and an en-suite bathroom. The rear dormer would also measure 5m in width but would project out from the roof plane by 4.1m. Its rear elevation would be set back from the eaves by 20cm and would contain two windows serving a bedroom. The external walls of the dormers would be finished with grey composite cladding.

It should be noted that there is a small discrepancy on the submitted plans in so far that the existing chimney has been shown incorrectly to the rear of the property on one of the side elevation drawings. However, this error would not prejudice the consideration of this application.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

None undertaken with this type of application.

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

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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 application site is located in an area characterised with bungalows and many featuring dormer roof extensions. These vary in their design, size and indeed positioning on the roof with front and rear dormers visible in the immediate area. In this context, it is not considered that the proposed dormer extension to the front would have any detrimental impact on the character of the street scene or indeed the dwelling itself. It is noted that

often an addition to one dwelling within a semi-detached pair, particularly to the front can sometimes harm the symmetry that often exists. However, in this case, the adjoining bungalow already features a front dormer, which already gives them an unbalanced appearance. The scheme would not harm the character or visual amenities of the dwelling itself, the area in general. It therefore complies with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect, it is not considered that the dormer roof extensions would have any overbearing impact. Similarly, in terms of overlooking and loss of privacy it is noted that the front dormer window would have views across the gardens of neighbouring properties and adjacent highway. However, the views would not be excessively greater than those which are often present between neighbouring properties and there would be a sufficient distance from the dwellings on the opposite side of the street to prevent any notable impact to these. It is also noted that whilst a planning application has been submitted, the applicant could erect a dormer extension to the rear of the property without the need for planning permission. As such, whilst there may be some overlooking to the gardens and land to the rear, this would not cause an impact which would warrant the refusal of this application.

Having considered the above, the proposal is therefore found to be acceptable in terms of residential amenity and it is noted that no representations were received following the publicity exercise. The scheme would thus accord with Policy SW11 of the LDP.

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 begin not later than five years from the date of this decision.

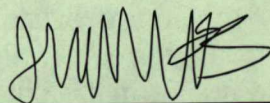
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Drawing no. A101 Rev B date received on 10.05.2021

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

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. M. [unclear]', written over a horizontal line.

Head of Town Planning

DATE:

11/5/21