

DELEGATED REPORT

Application No: P/21/0399

Site Address: 17 Heather Court
Quakers Yard
Treharris
Merthyr Tydfil
CF46 5RP

Development: Extend existing garage to front with new first floor extension above garage

Case Officer: Caroline Pulley

Site Visit: 9th December 2021

Application Expiry Date: 24th January 2022

Consultation reply date expired: 21st December 2021

APPLICATION SITE

The application site relates to a two-storey detached dwelling located in Heather Court in Quakers Yard. The property fronts onto but is set back from the road by approximately 7m. It predominately has a red face brick finish with white uPVC windows and a dark grey/brown concrete roof covering. Its front elevation features a projecting gable (with a bay window) to the right hand side with a front entrance door being set back on the left hand side of the property. Along the western boundary and set back from the front entrance door is a single garage finished in cream render. Off road parking for two cars is provided on the driveway to the front of this garage.

Neighbouring properties are located to the north-east and south-west (18 and 16 Heather Court) with the rear garden of the application property abutting part of the side/front boundary of another detached dwelling located to the south-east (9 The Ferns). Being positioned on the western side of the property, the extension would be located opposite the side wall of the garage and rear/side garden area serving 16 Heather Court. The rear elevation would primarily face onto the front garden and roof of the double garage positioned to the front of 9 The Ferns (which is located at a slightly higher level to the application property).

PROPOSED DEVELOPMENT

This application seeks planning permission to convert and extend to the front of the existing garage and provide a first floor extension above. As a result of the development, the length of the garage would be increased from 5.8m to 7.8m in length and the floor space would be converted to provide a study and utility room at ground floor. A first floor extension would be provided above the extended garage, increasing the height of this part of the dwelling from 4.4m to 7m. The first floor extension would be stepped back from the front elevation of the dwelling by 0.5m and would be flush with the main rear elevation of

the house. It would provide a fourth bedroom to the front and an en-suite bathroom to the rear. The external walls of the extension would be finished in render and the roof would be covered in tiles to match the existing.

As part of the development, a section of the existing front lawn would be removed to provide a parking space to compensate for the loss of part of the existing driveway. It should also be noted that the pitch of the single storey projection, located directly to the rear of the proposed extension, would be increased slightly.

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 were displayed within the vicinity of the site.

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:

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

While the extension would form a visible addition to the street, the application property is located in a cul-de-sac of modern detached dwellings and given their variations in design, the addition would not appear out of place in the street scene. Moreover, the extension would appear subservient to the main property and the use of a render finish would be in-keeping with the general appearance of other properties in the street. As such, the proposed scheme is found to be acceptable in terms of its impact on the character and visual amenities and is in accordance with the relevant SPG for householder development.

In respect of residential amenity, it is noted that the existing garage is located hard on the boundary with the neighbouring property located to the north-east, number 16 Heather Court. As the area to the front of the applicant's existing garage sits alongside the side wall of the neighbour's garage and driveway, the extension proposed to the front of the garage would have a limited impact on the amenities of 16 Heather Court. The rear part of the extension however, would sit alongside the neighbours rear/side garden area. Due to the orientation of the two properties, 16 Heather Court would experience some additional overshadowing during the late afternoon/early evening. However, given that the overshadowing would only affect a small part of the neighbour's garden and for a limited part of the day, the level of overshadowing would not be so significant to warrant the refusal of planning permission. Also, it is not considered that the extension would be of a siting or scale which would be overbearing on this neighbouring dwelling. Furthermore, there are no windows proposed to the side elevation of the proposed extension.

In respect of the neighbouring property to the other side, number 18 Heather Court, located to the south-west of the application property, the extension would be significantly offset from the dividing boundary with this property and would therefore have no adverse impact. Whilst the rear elevation includes two windows, the extension would be obscured from the property to the rear by the rear wall and roof of the neighbours own garage. Moreover, the first floor rear facing window would serve a non-habitable room (i.e. en-suite bathroom). In respect of overlooking to the properties to the front of the application property, it should be noted that the extent of overlooking would be similar to the extent of overlooking already experienced from the existing windows. The proposed development would therefore be acceptable in respect of its impact on the privacy and amenities of nearby residents and would comply with Policy SW11 of the LDP.

In respect of the impact of the scheme on parking provision, it is noted that the existing garage would be converted and a small proportion of the existing driveway would be used to accommodate the proposed extension. Whilst acknowledging this and the fact that the scheme would provide an extra bedroom, two off-road parking spaces would be maintained at the property and additional unrestricted on-street parking is available along the cul-de-sac. Given this, the proposal would not a detrimental impact on parking provision or highway safety.

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 HC-04 Rev A received on 29.11.21

Drawing number HC-03 Rev A received on 29.11.21

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

INFORMATIVES

1. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

2. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

3. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

4/1/22