

DELEGATED REPORT

Application No: P/24/0182

Site Address: 5 Edwardsville
Treharris
CF46 5NR

Development: Proposed raised rear balcony, alterations to fenestration and rear parking area

Case Officer: Rebecca Owens

Site Visit: 14th August 2024

Application Expiry Date: 18th September 2024

Consultation reply date expired: 22nd August 2024

APPLICATION SITE

The application relates to an end of terraced dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and a lane to the rear which separates the site from an allotments.

PROPOSED DEVELOPMENT

Full planning permission is sought for a raised rear balcony, alterations to the fenestration and a rear parking area.

The proposed decked balcony would project out from ground floor level at a height of 1.865m. It would project a distance of 3m from the rear elevation of the existing annexe and span the full width of the rear garden. A new steel staircase would provide access down to the lower garden level. The raised deck would have timber privacy screens on either side to increase the boundary height to 1.7m and this would return along the rear edge adjacent to the top of the steps. A glass balustrade would be installed along the remainder of the rear edge. In addition, new sliding patio doors would be inserted into the side elevation of the rear annexe and a new larger window would be fitted in its rear elevation.

At the bottom of the garden it is proposed to create a new porous parking area accessed off the rear lane.

In addition, the plans include the planting of new lawn, three new fruits trees and the erection of bat and bird boxes.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The rear streetscene is characterised by numerous additions of varying scales and designs including extensions and outbuildings. Whilst decking is not a common feature, it is not considered that the proposal would appear out of place within this context and nor is it considered that it would be harmful to the character of the dwelling or the area in general. Similarly, no concerns are raised with respect to the visual impact of the other more minor elements of the development, including the car parking area to the rear.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring occupants. In this respect, it is not considered that the car parking area would have any significant impact but it is recognised that the decking would span the full width of the rear elevations and thus would project out hard on the boundaries with the adjoining properties on either side. It is noted that the dwelling to the south west, known as 6 Edwardsville, has a single storey extension off its two storey annexe and the proposed decking would largely run alongside this. Whilst the privacy screening would increase the boundary height here by an additional 1m (maximum), it is not considered that it would have any overbearing impact or result in any unacceptable overshadowing or

loss of light. In this respect it is noted that the privacy screen would be in close proximity to a side window in the annexe of 6 Edwardsville, but a boundary enclosure in this location could be erected up to 2m in height without planning permission. The privacy screening would also help to avoid any overlooking from the doors proposed in the annexe of the application dwelling. In terms of overlooking from the decking into the rear garden of 6 Edwardsville, it is noted that there are already extensive views between the dwellings, and particularly from the existing higher ground level next to the annexe. As such, noting that no objections have been received and with the privacy screening ensuring no direct views, it is not considered that there would be any significant loss of privacy above that which already exists and thus the development would not be harmful enough to justify its refusal on such grounds.

The neighbouring dwelling to the north east, known as 4 Edwardsville, only has a small single storey extension off the rear elevation of its larger annexe and as such the proposed decking would have a greater impact on its rear garden. It would span along this boundary for a length of 3m and at a height of 3.5m (including the privacy screen). However, having regard to this relatively modest projection, the generous proportions of the rear gardens and noting that no objections were received from the occupiers of this dwelling, it is on balance considered that there would not be such an overbearing impact as to warrant the refusal of the application and any overshadowing and loss of light would not be to an unacceptably harmful level. As with the other neighbouring property, there is already a level of overlooking between the application site and the rear garden of 4 Edwardsville. The privacy screen would ensure that there would be no direct overlooking into the neighbouring property's rear windows and amenity area and on balance it is not considered that the proposal would result in a detrimental loss of privacy.

In accordance with chapter 6 of Planning Policy Wales (edition 12) the application has been supported by Green Infrastructure Statements (GIS). Whilst this is not extensive, it is considered sufficient for a development of this scale and nature, which only includes a decked area and provision of off street parking to the existing dwelling. In addition, ecological enhancement have been outlined which include bat and bird boxes and planting. These would contribute to wider green infrastructure objectives and the proposed development would therefore comply with LDP Policy EnW1.

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 Title: Proposed Lower Ground Floor, Drawing Number: 24-083/P/03 Rev A, Received 2 October 2024

Drawing Title: Proposed Ground floor plan, Drawing Number: 24-083/P/04 Rev. A, Received 18 September 2024

Drawing Title: Proposed Elevation 1, Drawing Number: 24-083/P/05, Received 24 July 2024

Drawing Title: Proposed Elevation 2, Drawing Number: 24-083/P/06 Rev. A, Received 18 September 2024

Drawing Title: Proposed Elevation 3, Drawing Number: 24-083/P/07 Rev. A, Received 18 September 2024

Drawing Title: Proposed Site Plan, Drawing Number: 24-083/P/08 Rev. B, Received 2 October 2024

Green Infrastructure Statement and Biodiversity Enhancement, Rev. 1 Dated 19 July 2024, Project Ref: 24/083, Received 18 September 2024

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

3. Before the development hereby permitted is brought into use, the privacy screens shall be installed in accordance with the approved plans listed in condition 2. The privacy screens shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

4. **BEFORE** the decking hereby approved is brought into beneficial use, bat and bird boxes shall be installed in accordance with drawing number 24-083/P/06 Rev A. The bat and bird boxes box shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping (drawing number 24-083/P/08 Rev B) shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

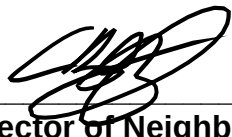
Reason - To ensure that the new development provides a net benefit to biodiversity in accordance with Planning Policy Wales 12.

6. **Prior to the installation of any external lighting**, a Lighting Scheme shall be submitted to and agreed in writing by the Local Planning Authority, which shall include:
- Details of the siting and type of lighting to be used, including the colour temperature
 - A plan illustrating the lux levels across the site.

The lighting scheme shall only be installed in accordance with the approved details and maintained as such thereafter.

Reason - To limit the impact on protected species and reduce light pollution in accordance with policies EnW2 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services



DATE: 15.10.2024