

DELEGATED REPORT

Application No: P/23/0143

Site Address: Oakdene
Incline Top
Penyard
Merthyr Tydfil
CF47 0TJ

Development: Increase height of existing bungalow, erection of front and rear dormer extensions and erection of front porch

Case Officer: Nia Chard

Application Expiry Date: 1st August 2023

Consultation reply date expired: 6th July 2023

APPLICATION SITE

The application site relates to a detached dwelling with a generous curtilage located within a mainly residential area. The application site is located off a single track access road which serves this property and three other properties. The site is bounded by a highway to the front, other residential dwellings and a parcel of undeveloped land. The dwelling is positioned at a level significantly lower than the access road to the front. A large hedge surrounds the property and therefore the property is not visible from the highway.

PROPOSED DEVELOPMENT

This application seeks full planning permission to increase the ridge height of the property and the erection of front and rear dormer extensions and erection of a front porch.

The proposed works would involve the demolition of an existing single storey rear extension and increasing the roof height of the building by 1.53m to enable first floor accommodation to be provided in the roof space. As a result, the dwelling would be increased from 4.37m to 5.9m high and a new pitched roof would be provided. The roof would include a box dormer to the front which would span nearly the entire width of the property, and would wrap around the front gable projection. Two pitched roof dormers are proposed on the rear elevation along with a large roof light. The proposed materials for the development would match those of the existing property with the walls indicated to be finished in render and the roof and dormers being completed in slate. The windows and doors are to be made from white uPVC. Internally, the property would be reconfigured to provide an open plan kitchen/dining room/lounge, and two bedrooms with ensuite bathrooms on the ground floor. At first floor, the scheme would accommodate two bedrooms. A porch is also proposed to the front elevation of the property, which would be 2.7m in width, 1.82m in depth with a 2.4m high flat roof. The porch would be finished in slate cladding.

PLANNING HISTORY

No relevant planning history.

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 and site notice was 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 set out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

Paragraph 3.9 refers to character and states that *‘...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...’*

Paragraph 3.14 refers to context appraisal and states that these *‘...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...’*

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

LDP Policy SW11 is the main primary consideration and points 1 to 3 are particularly relevant and state that new development should *'...be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density; integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape; and, not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design...'*

Supplementary Planning Guidance (SPG) Note No. 6 – Householder Design

It is noted in SPG 6 that *'...any extension or alteration to your property should be sympathetic to its surroundings in terms of its scale, siting and appearance, to ensure it complements neighbouring properties and the wider street scene...'*

'...the size, shape and siting of an extension to your house must be of an appropriate height and form that is in keeping and subservient to the existing building and its setting...'

Also, it highlights *'When considering the best location for an extension (including conservatories, there are likely to be a number of factors to consider, such as the space available around your property, the potential impacts on neighbours, as well as its prominence and appearance of the extension within the street scene.'*

More specifically with regards to roof alterations and loft conversions, SPG 6 states that where it is necessary to increase the height of a roof, this can significantly affect the character of the dwelling, as well as its rhythm and form in relation to neighbouring properties.

PLANNING CONSIDERATIONS

The application site relates to a single storey detached property known as Oakdene. The property is simple in form, set at a lower level than the highway to the front. The application proposes to extend and alter the property by raising the roof height, providing a porch and dormers to the front and rear.

The proposed extension, roof alterations and increase in roof height would enable the number of the bedrooms in the property to increase by providing additional accommodation at first floor in the roof space. It is acknowledged that proposals, which

involve major changes to the existing roof will have an impact on the appearance of the property. Whilst dormers on the front roof plane is not a design that would be encouraged, the property is discreetly located and positioned below the level of the highway with a large hedge screening the site. In this instance, it is not considered that the development would cause material harm to the character and appearance of the area.

The proposal would result in an increase in the roof height of the dwelling of approximately 1.5 metre whilst the dormers would also be visible from neighbouring dwellings. However, any associated increase in visual mass of the building is not considered to appear overbearing when viewed from neighbouring dwellings. The rear facing dormers would look to the west towards the private areas of amenity space enjoyed by neighbouring dwelling known as 2 Newland Park. Whilst the dormer may result in a degree of increased overlooking of the neighbouring amenity space, such overlooking is not unusual in established residential contexts and would not result in any degree of detriment to warrant refusal of planning permission.

The impact of the development to the neighbouring property situated alongside the northern boundary has been considered. However, given that this property is offset from the common boundary and its front elevation faces the road, the increase in the height of the property would not cause any harm. The overlooking impact to this property has also been considered. In this respect, it is noted two additional windows are proposed at ground floor level, however there are no windows being proposed at first floor, which faces the garden area of this property.

The relationship between the proposed development and the neighbouring adjoining properties would be acceptable and complies with LDP Policy SW11. It is also noted that no objections have been received as result of the publicity exercise.

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:

Site location Plan, Drawing No. 942.01, Received 6.6.2023

Proposed Block Plan, Drawing No. 942.09, Received 6.6.2023
Ground Floor Plan, Drawing No. 942.10, Received 6.6.2023
First Floor Plan, Drawing No. 942.11, Received 6.6.2023
Proposed Front Elevation, Drawing No. 942.12, Received 6.6.2023
Proposed Rear Elevation, Drawing No. 942.13, Received 6.6.2023
Proposed Side Elevation, Drawing No. 942.14, Received 6.6.2023
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Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. 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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 20.07.2023

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