

DELEGATED REPORT

Application No:	P/21/0246
Site Address:	West Winds 9 Gwaunfarren Close Penydarren Merthyr Tydfil CF47 9AX
Development:	Erection of single storey side extension, raised rear patio area, retaining wall and boundary fencing
Case Officer:	David James
Site Visit:	11th August 2021
Application Expiry Date:	2nd September 2021
Consultation reply date expired:	5th August 2021

APPLICATION SITE

The application site relates to a detached bungalow situated within the residential area of Penydarren. The property faces in a north easterly direction and is bound by a highway to the front, other dwellings to either side, and allotments to the rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of a single-storey side extension, the construction of a raised patio area (including retaining walls and railings), in the rear garden area, along with associated internal and external alterations.

The proposed extension would be sited on the bungalow's southeast side elevation, and would contain a utility room. It would measure 1.9m wide, 4.1m deep, and a maximum of 4.3m high, with a pitched roof. A door would be inserted into its front elevation, and it would have a window in its rear elevation. The walls of the extension would be rendered, the roof would be covered in tiles, and the window and door would be upvc. These materials would match the dwelling. To accommodate the new extension, an existing side extension, located in a similar position to the proposed extension, would be demolished.

The proposed raised patio would be an extension of an existing patio area, located on the top level of the tiered rear garden area. It would be 1.9m in height, and would extend 5m from the rear elevation of the bungalow (the existing patio area extends 2.5m from the rear elevation). It would have glass railings measuring 1.1m in height along its outer edge.

Associated internal and external alterations would also be carried out. This would include the insertion of patio doors in the rear elevation of the dwelling, and the bricking up, replacement and/or alteration of existing window openings. Additionally, 1.8m high boundary fencing would be erected on the boundaries of the application site.

PLANNING HISTORY

There is no planning history relevant to the determination of this application.

CONSULTATION

Engineering Manager	No objection
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PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a notice was displayed in 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:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the extension would be located to the side of the bungalow, and so would be somewhat visible from the street frontage. However, it would be set back over 11.5m from the front highway, and is considered to be of an appropriate design and scale, which would not appear out of proportion with the main dwelling. Furthermore, the external finishing materials would mainly match the existing house. In this respect, the proposal is found to be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would be sited in close proximity (a minimum of 1.2m) to the shared boundary with the adjoining dwelling of 8, Gwaunfarren Close to the southeast. It is acknowledged that there may be some limited impact on this adjoining dwelling in terms of overbearing impact and loss of light. However, the limited maximum height of the extension, along with the pitched roof design, would mitigate these impacts. As such, it is not considered that the impact of the proposal would be harmful in these respects. Additionally, given that no windows or doors would be inserted into the extension's side elevation, it is not considered that there would be any harmful impact, in terms of overlooking or loss of privacy, on number 8.

The proposed raised patio would project further from the rear elevation than the existing patio. This would result in an increased degree of overlooking into the rear gardens of the adjoining properties. The greatest degree of overlooking would be to the rear garden of number 8. However, it is acknowledged that a degree of overlooking already occurs between the application site and number 8, as parts of the rear gardens are at a lower level than the bungalows and upper patios. Additionally, the patio would be set back from the shared boundary with number 8 by 2.5m, separated from it by a set of existing steps,

which would somewhat mitigate this overlooking. The proposed boundary fencing, being higher than the existing wall, would provide further mitigation. It is also noted that number 8 has a similar patio, offset from the shared boundary by a set of steps, and no objections have been received in respect of any overlooking. As such, it is not considered that the proposed patio would result in a harmful impact on number 8, in terms of overlooking or loss of privacy.

The rear garden of 10, Gwaunfarren Close (to the northwest) is at the same level as the upper tier of number 9, and therefore the raised patio would not result in any additional overlooking to this adjoining dwelling. Any overlooking that occurs would be mitigated by a boundary treatment.

The Engineering Manager has confirmed that the retaining wall calculations supplied are acceptable.

Overall, having considered the above and without any objections following the publicity exercise, the development is deemed to be acceptable with respect to residential amenity and thus in compliance 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:

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:

Gwaunfarren 9 02 PRPSD (Proposed Plans, Elevations and Section Details) received
8th July 2021

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

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

12/8/21