

DELEGATED REPORT

Application No: P/20/0089

Site Address: 14 Hawthorn Hill
Trefechan
Merthyr Tydfil
CF48 2ES

Development: Two storey and single storey rear extension

Case Officer: Marlene Ferreira

Site Visit: 14th May 2020

Application Expiry Date: 24th June 2020

Consultation reply date expired: 21st May 2020

APPLICATION SITE

The application site relates to a two-storey semi-detached dwelling, 14 Hawthorn Hill, located in Trefechan. The property sits in an elevated position above the front highway since the site slopes down from the northwest to the southeast. The dwelling appears to remain largely original in its appearance and free of any extensions other than a rear conservatory. It is served by a front garden, enclosed by a low post and rail fence. The rear garden is made up of an elevated grassed area set over different levels. Parking provision is provided along the front highway.

The property forms part of a street scene with other similar rendered two storey semi-detached properties, elevated above the front highway and some of which have also been extended to the side and/or rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing conservatory to the rear of the property and construct a two storey and a single storey rear extension. The two storey extension would measure 6.1 metres wide, by 4 metres deep with a 7 metre ridge height. The single storey extension would measure 6.1 metres wide, 1.4 metres deep with a 3.2 metres ridge height. It seeks to provide a large kitchen/diner area at ground floor and a larger bedroom and a bathroom at first floor. The extension would be finished with concrete roof tiles, render and dash elevations and UPVc windows.

The proposal would result in the re-grading of the rear garden, since a large section would be excavated to accommodate the rear extensions. The remaining garden area to the rear would be retained by a 1 metre high wall and accessed by new concrete steps.

During the site visit it was noted that the rear garden area had already been excavated to accommodate the proposed extensions.

PLANNING HISTORY

The Council's records do not show any other planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed extensions would be acceptable with regards to their impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed two-storey and single storey extensions would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from within the vicinity. The design, scale and the finishes of the extensions are also considered acceptable. The two-storey would comprise of a pitched roof design with a rear gable, whereby its ridge height would fall below that of the original property. The monopitched single storey extension would project off the two-storey extension. The development would therefore appear as subordinate addition to the existing dwelling which would be similar to other extensions on the rear elevations of neighbouring properties. Indeed, the neighbouring attached dwelling, 16 Hawthorn Hill has a two storey rear extension of a similar scale and design. Its external finishes in respect of roof tiles and elevations would also match those of the existing property. The proposed development is therefore considered a proportionate and sympathetic addition to the

existing property which would not adversely impact on the character or appearance of the dwelling or the wider street scene and comply with LDP Policy SW11.

Residential Amenity

The extensions would run along the side boundary with the attached neighbouring dwelling to the west, 16 Hawthorn Hill, this being the neighbouring property the most likely to be impacted by this proposal. However, as explained above, this neighbouring property also has a rear 4 metre deep two storey extension. In addition, neither the two-storey or the single storey extension would have side facing windows. The proposed development would therefore not be considered to have an overbearing impact or result in the loss of light or privacy to the amenities of these neighbouring occupiers.

In respect of the impact of the development upon the neighbouring property to the east, 12 Hawthorn Hill, the development is also considered acceptable. The two-storey extension would be sited approximately 1.6 metres from the dividing boundary with this neighbouring property and a total of 3 metres from the neighbouring dwelling itself. In addition, the boundary made up of an elevated garden with a hedgerow above, provides a boundary division which appears to be just over 3 metres in height. This combined with the fact that the two storey extension would not be served by any side facing windows would ensure that the proposal, including the single storey extension, does not appear overbearing or result in any significant loss of light or loss of privacy upon this neighbouring dwelling. The relationship between the proposed development and the adjoining neighbouring properties would therefore be acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development does not seek to provide any additional bedrooms at the property. As such, this would not increase the demand for on-street parking to serve the existing dwelling. Thus, the proposal would not be considered to have a significant detrimental impact upon on-street parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The proposed extensions, due to the reasons discussed above, are therefore considered acceptable and in compliance with relevant policies and guidance.

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 Title: Proposed Plans, Section and Elevations, received: 29th April 2020.

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

INFORMATIVES

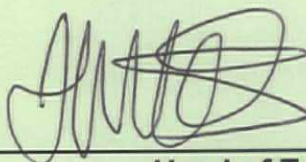
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

28/5/20