

N34.

DELEGATED REPORT

Application No: P/20/0048

Site Address: 1 Perthyglesion Bridge
Aberfan
Merthyr Tydfil
CF48 4PP

Development: Single storey rear extension with associated retaining works

Case Officer: Rebecca Owens

Site Visit:

Application Expiry Date: 21st April 2020

Consultation reply date expired: 23rd March 2020

APPLICATION SITE

The application relates to a semi-detached dwelling located within the settlement boundary and in a mainly residential area. The site is bound by another dwelling to the one side and highways to the front, other side and rear. The site slopes steeply upwards from the front to the rear. The rear garden comprises of several terraces and a section of elevated decking off the higher level with the lower garden level garden underneath.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension which would be erected off the rear elevation of an existing two storey extension. The extension would be 3.2m in depth by 4.4m in width and would have a mono-pitched roof with a maximum height of 3.5m. The extension would feature French doors in its north-west facing elevation and a window in its rear elevation that would both serve a kitchen. The roof of the extension would be covered with brown concrete tiles and the external walls would be finished with fined down sand cement render.

To facilitate the proposed extension a section of the higher garden level would need to be excavated and a new retaining wall erected. This would be sited 0.95m off the rear elevation of the extension and would return partially along the extension's north west side elevation and for a distance of 1.4m along the shared boundary with the neighbouring property. The retaining works would have a maximum height of approximately 1.9m. The plans also show some re-profiling of the upper garden area.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration 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, a letter was sent to the adjoining dwelling.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making 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 dwelling currently features a two storey, flat roofed rear annexe that is an unsympathetic addition and detracts from the overall character and appearance of the property. The proposed extension would be erected off the rear elevation of this and is considered to be of an appropriate design and scale which would not harm the character or visual amenities of the dwelling any further than the existing extension. The proposed external finishes would also help it to appear in keeping with the dwelling. Similarly, the other associated works are deemed acceptable in this respect subject to being finished appropriately, which can be controlled via condition.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. It is noted that the application site is only adjoined by a single dwelling to the south east known as 2 Perthygleision Bridge. The proposed extension would be erected in close proximity to the shared boundary with this property, set in from this by just 0.65m. However, the extension is single storey in height (with a maximum height of 3.5m) and would project beyond the rear annexe of this neighbouring property by 3.75m. As such it is not considered that it would have a significant overbearing impact. Furthermore, there would be no overlooking or loss of privacy as a result of the development. Notwithstanding this, it is acknowledged that the extension may result in some loss of light and overshadowing during part of the day but it is not considered that this would be to an unacceptable degree and it is noted that no representations were received following the publicity exercise. In addition, with respect to the retaining works and garden re-profiling, it is not considered that this would have any significant impact on the residential amenity of number 2 Perthygleision Bridge given that the proposed retaining walls and land level would largely be lower than at present and thus would not give rise to any greater degree of overlooking or loss of privacy. It is acknowledged that this may not be the case if the existing boundary vegetation is removed but this can be undertaken without planning permission and a replacement boundary can be erected under permitted development rights up to a height of 2m.

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, having regard to the above, the proposal is found to be in accord with Policy SW11 of the LDP and 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:

- Proposed part block plan and Proposed section through, Drawing Number: 2716 R, amended Plans Received on 24 April 2020.
- Proposed elevations, Proposed part section and Proposed ground floor plan, Drawing Number: 2716 R, Amended Plans Received on 24 April 2020.

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

3. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

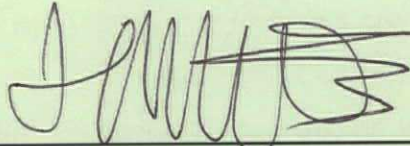
INFORMATIVES

1. 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:

30/4/20