

DELEGATED REPORT

Application No: P/20/0066

Site Address: 37 Anthony Grove
Abercanaid
Merthyr Tydfil
CF48 1YX

Development: First floor extension above exiting ground floor extension

Case Officer: Rebecca Owens

Site Visit:

Application Expiry Date: 7th May 2020

Consultation reply date expired: 8th April 2020

APPLICATION SITE

The application relates to a detached dwelling located in a cul-de-sac in a mainly residential area. The site is bound by a highway to the front, land to the rear designated as a Site of Importance to Nature Conservation (SINC) and other dwellings on either side. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a first floor extension above an existing ground floor side extension which is set back from the main front elevation of the property by 4.5m. This extension would be the same depth and width as the extension below (3.47m by 2.3m) and would have a pitched roof with a ridge height of 6m. The extension would feature a window in the front elevation which would serve a bathroom. The roof of the extension would be covered with concrete tiles to match the existing roof and the walls would be finished with brickwork to match the existing elevations.

The plans also include a single storey side extension to the front of the existing single storey side extension which it is proposed to build above. This has not been included in the description of development. However, this extension could be erected under permitted development rights and as such does not require planning permission. Similarly, the proposal includes the creation of a new window in the side elevation of the existing side extension which would serve the kitchen.

PLANNING HISTORY

The relevant planning history is detailed below:

P/12/0095 - Erection of first floor and ground floor side extensions
Granted planning permission on 25 May 2012

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 the adjoining dwellings.

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

It is noted that the proposed scheme has already been granted planning permission in 2012 (see history section above). However, this permission is no longer extant. As such permission is once again sought.

The proposed first floor extension is of an acceptable scale and would be set back from the main front elevation. Consequently, it would be a subservient addition to the property. It is also of a satisfactory design and would be finished to match the existing dwelling. As such it would not appear incongruous or out of place and would not harm the character of the property. The scheme is therefore considered to be acceptable in terms of its impact on the character and visual amenities of the dwelling itself and the area in general.

Regard has also been had for the impact of the extension on the residential amenities of the neighbouring residents. In this respect it is noted that the application would only impact the adjoining dwelling to the west known as 38 Anthony Grove. However, these dwellings are sited almost 90 degrees from one another with a splayed boundary line between them. As such, at its closed point the first floor extension would be over 4m from the shared boundary line. In addition, the first floor extension would be largely sited alongside an existing garage within the application site. Given this arrangement, and the modest scale of the extension it is not considered that it would have an overbearing impact on the occupants of 38 Anthony Grove or indeed result in any unacceptable overshadowing or loss of light. Furthermore, it is noted that the proposed extension only features a window in its front elevation and as such the scheme would not give rise to any overlooking or loss of privacy. In this respect it is noted that no representations were received following 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 scheme is in accord with policy SW11 of the LDP and the aforementioned SPG and thus 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.

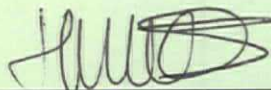
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing Title: Plans and Elevations, Drawing Number: 01, Received on 12 March 2020.
- Drawing Title: Site Plan, Section A-A, Specification, Drawing Number: 02, Received on 12 March 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/4/20