

DELEGATED REPORT

Application No: P/21/0183

Site Address: 59 The Oaks
Quakers Yard
Treharris
CF46 5HQ

Development: Variation of condition 2 of P/20/0251 to replace privacy screen with 1.1 m high screen/balustrade and removal of condition 4 which relates to the privacy screen to be replaced

Case Officer: Rebecca Owens

Site Visit: 27th May 2021

Application Expiry Date: 14th July 2021

Consultation reply date expired: 15th June 2021

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area on the outskirts of the settlement boundaries. The site is bound by a highway to the front, undeveloped land to the rear and dwellings on either side.

PROPOSED DEVELOPMENT

Permission is sought for the variation of condition 2 of P/20/0251 to replace a 1.8m high obscure glazed privacy screen along the north-western side of the first floor balcony with a 1.1m high screen/balustrade.

Permission is also sought for the removal of condition 4 which relates to the aforementioned privacy screen to be replaced. This condition states:

"Before the development hereby permitted is brought into use, the obscure glazed privacy screen shall be installed, in accordance with details of the level of obscurity which shall first be submitted to and agreed in writing by the local planning authority. The privacy screen shall be permanently retained in that condition thereafter."

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan".

PLANNING HISTORY

The relevant planning history is summarised below:

P/20/0251 Proposed two storey rear extension and raised first floor balcony area
Granted planning permission subject to conditions on 25 November 2021

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 adjoining properties.

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 main considerations for this application relate to the impact of the proposed replacement of the privacy screen with a 1.1m high balustrade in terms of design and visual amenity and residential amenity.

The proposed 1.1m high screen which would replace the approved privacy screen would match the balustrading around the other sides of the balcony area and thus would be consistent with the design and appearance of the approved scheme. As such it would not have any harmful impact on the character or visual amenities of the dwelling or indeed the wider area. The alteration is therefore visually acceptable.

In terms of residential amenity it is noted that the approved privacy screen was proposed along the north-western side of the balcony area to restrict views into the rear garden of 60 The Oaks. However, a site visit following construction of the balcony area has demonstrated that there are no harmful views from its elevated level into the garden of the neighbouring property. As such, there is no requirement for a privacy screen in this location. In addition, the dwellings beyond this in Harris Court would be in excess of 30m away. On this basis, and given that no objections have been received following the publicity exercise, it is not considered that the proposed change would result in any harm to residential amenity.

Having considered that above, the proposed replacement of the privacy screen is deemed to be acceptable with respect to both impact on visual and residential amenity and as such the variation of condition 1 to allow for the alteration is acceptable. In addition, given that there are no objections to the replacement of the privacy screen, there is no longer a need for condition 4 and its removal is therefore deemed to be acceptable.

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

CONDITIONS/REASONS:

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

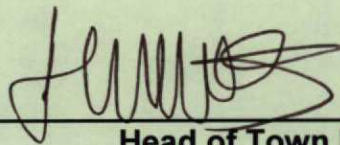
Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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

Drawing Title: Existing and Proposed Floor Plans, Elevations and Proposed Section, Drawing Number: hdw/ph/wg.01d, Revision D, Amended Plan Received on 19 May 2021.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/6/21