

DELEGATED REPORT

Application No: P/21/0177

Site Address: 10 Gelligaer Road
Trelewis
Treharris
CF46 6DN

Development: Single storey side and rear extension. Widen front vehicular access

Case Officer: Marlene Ferreira

Site Visit: 25th May 2021

Application Expiry Date: 7th July 2021

Consultation reply date expired: 8th June 2021

APPLICATION SITE

The application site relates to a semi-detached dwelling, 10 Gelligaer Road, located in Trelewis. The two-storey property has been extended to the rear by a small single storey addition and benefits from a side pedestrian access (from the front of the property into the rear garden) and a front driveway area. It is accessed via a gated access off a busy front highway, Gelligaer Road.

The dwelling forms part of a varied street scene, which includes two-storey semi-detached, two storey detached, and bungalow properties, all of which are served by on-site parking via driveways and/or garages and some of which are served by rear and/or side single and/or two storey extensions.

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 single storey rear extension and construct a single storey 'L' shaped extension to the side and rear of the dwelling, as well as the widening of the existing gated access.

The flat roof extension would have a maximum width of 2.25 metres at the front and 7.45 metres at the rear. It would project 5 metres from the rear of the property and have a maximum depth of 12.2 metres. It would provide an extended kitchen/dining/living area at the rear of the property, with a shower, utility room and store room along the side of the property. The extension would be finished with an EDPM rubber roof and rendered elevations.

The existing gated access, currently measuring 2.85 metres in width, will be widened to 5.1 metres, to allow for the parking of three vehicles within the front driveway. This would entail removing a brickwork pier, brickwork wall with steel fencing above (comprising of 2.25 metres in total width) and replacing part of the existing grass verge and pavement/highway with a vehicular crossover.

PLANNING HISTORY

The following planning history is relevant to this property:

P/20/0057 – Single storey rear extension (Certificate of Lawful Development) – Certificate Granted: 4th March 2020

CONSULTATION

Engineering Manager	No objection.
Town Planning Division's Ecology Officer	No objection.
Trelewis Community Council	No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining occupiers and a site notice was displayed near the application site. No letters of representations have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan (LDP) 2016-2031

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 side and rear extension would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene, residential amenity, parking provision and highway safety. The visual and highway safety impact of the widened access are also important considerations.

Character and Appearance

The proposal would result in a prominent addition, given that part of the extension is proposed to the side of the property. Whilst the rear part of the extension would remain screened when viewing the dwelling within the front street scene and appear as a proportionate addition given its overall scale, height and finishes, the side extension would be clearly visible when viewing the dwelling from the front highway and its flat roof design would appear at odds with the roof design of the original dwelling. Indeed, flat roof extension would normally be resisted. In this instance however, the side extension would extend 2.25 metres in width and as such, would be less than 50% of the existing frontage (measuring 5.6 metres in width). In addition, the extension would be set back 1.2 metres from the front façade of the property. As such, the proposed side extension, which would be finished in render to match the existing dwelling, would not appear dominant when viewed within the street scene. In addition, it would not be considered to disturb the balance between the semi-detached pair. Furthermore, given the extensions front roller shutter door, it would appear as a garage development, similar to other flat roof garage developments to the side of other existing properties within this street scene.

The proposed widening of the front driveway, would involve removing part of the brickwork wall and fencing and one brickwork pillar, and these works are considered acceptable.

The proposed development, would therefore not detract from the character or appearance of the dwelling or the wider street scene and would accord with LDP Policy SW11.

Residential Amenity

The extension would run alongside the boundary with the neighbouring dwellings at 8 and 10 Gelligaer Road, and these are the occupiers most likely to be impacted by the proposed development.

The proposed extension would be just set off the dividing boundary with the neighbouring dwellings either side and although it would only extend 5 metres alongside the neighbouring property at 8 Gelligaer Road, it would extend at total of 12.25 metres alongside the boundary with the neighbouring property at 12 Geilligaer Road. It should be noted however that the proposed extension, as a result of its flat roof design, would only measure 3 metres in height. As such, it would only be 1 metre higher than a 2 metre high fence/wall, which could be erected along the boundary at any time, without the need for planning permission. Thus, the proposal, given its limited height, would not appear overbearing on either of these neighbouring properties or contribute to any significant loss of light. Furthermore, the extension would not comprise any side facing windows, other than a small shower room window (which would be fitted with obscure glass) and would therefore not result in any loss of privacy to the neighbouring properties either side. Indeed, the proposal is a single storey development and a 2 metre high fence could be

erected at any time (without planning permission) which would block any views from this side facing window into the side garden of 12 Gelligaer Road.

The relationship between the proposed development and these neighbouring properties is therefore acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed development seeks to provide extended living accommodation and as such, would not increase the demand for on-site parking. In respect of the front alterations, the property is already served by a front driveway and merely seeks to widen the driveway access point to allow for the parking of 3 vehicles at any one time, at the front of the property. The Engineering Manager has considered the proposed scheme and has not raised an objection. Thus, the proposal would therefore not be considered to have any detrimental impact upon parking provision or highway safety and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is 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:

- Job no: 3090, Drawing no: 02, received: 12th May 2021;
- Job no: 3040, Drawing no: 03, received: 12th May 2021;
- Job no: 3040, Drawing no: 04, received: 12th May 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.

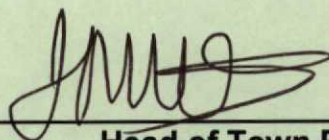
If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

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.

3. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/7/21