

DELEGATED REPORT

Application No: P/21/0133

Site Address: Ty-Newydd
Pleasant View
Bedlinog
Treharris
CF46 6SF

Development: Construct side extension to provide larger garage with first floor dormer accommodation above. New roof to replace flat roof on existing single storey extension.

Case Officer: Marlene Ferreira

Site Visit: 22nd April 2021

Application Expiry Date: 7th June 2021

Consultation reply date expired: 6th May 2021

APPLICATION SITE

The application site relates to a detached dwelling, Ty Newydd, located in Pleasant View, Bedlinog. The dormer bungalow property is elevated above the front highway and is served by a front garden area to the southeast enclosed by a low brick wall with railings above, from the front highway. The rear garden is limited and is provided to the northwest. The property benefits from on-site parking, via the existing detached garage with driveway, to the east of the property.

The application site lies within the settlement boundary – Other Growth Areas, as designated within the Merthyr Tydfil Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing garage to the side of the property and construct a side extension with dormer accommodation above.

The extension would provide a larger garage at ground floor and an additional bedroom with storage areas within the roof space. There would be rear velux roof lights within the roof space, one to serve the existing bedroom and one to serve the proposed bedroom. They would comprise cabrio balcony areas. The extension would measure 6 metres in width, 8.5 metres deep with a 6.2 metre ridge height.

The plans also include the erection of a hipped roof, which would measure 2.2 metres wide, 3.4 metres deep and 1.55 metres in height, to replace the flat roof of the existing utility room projection to the western side of the property.

PLANNING HISTORY

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

CONSULTATION

Bedlinog Community Council

No objections.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to nearby occupiers. No letters of representation 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 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 proposal involves the construction of a prominent extension to the side of the property, particularly given the dwellings elevated siting. Generally side extensions are required to be no more than 50% of the total width of the existing dwelling. In this instance, it is noted that the proposed extension measuring 6 metres in width would be just over the 50% mark, since the original dwelling has a total width of 11.2 metres. This additional width however would be considered marginal, since it would only be 0.4 metres wider. The width of the proposed extension would therefore not result in a disproportionate or

dominant extension which would detract from the character and appearance of the original dwelling. In addition, its 0.5 metres set back from the front elevation, its 0.4 metres reduction in its roof height (below that of the original dwelling), appropriate roof/dormer design and matching material finishes to the existing dwelling (to be controlled by condition) would ensure that the extension results in a subordinate and sympathetic form of development. The proposed hipped roof to replace the flat roof of the existing side projection is deemed more visually acceptable. The proposed development would therefore not be considered to have an adverse impact upon the character and appearance of the dwelling and would therefore accord with LDP Policy SW11.

Residential Amenity

The impact of the proposed development has been considered in respect of nearby occupiers, the nearest being located to the west, Ridgeway, Pleasant View. The proposed extension however would be sited to the eastern side elevation. Thus, given its distance from this neighbouring dwelling, it would not have any overbearing impact or result in the loss of light or privacy to this adjoining property. Although the existing bedroom would also be served by a velux roof light with cabrio balcony which would be sited closer to the boundary with this neighbouring dwelling than the proposed side extension, it should be noted that the balcony is only used when the velux window is fully open. In addition, the balcony would not extend any further than the edge of the velux window and as such, would not provide an external platform area which would allow for any direct overlooking. Thus, the extent of viewing from the velux roof light when open would be similar to that when closed. Furthermore, this arrangement would reflect many similar arrangements between neighbouring properties with first floor or dormer roof windows/balconies.

The proposed relationship between the application dwelling and the neighbouring dwelling is therefore considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The existing dwelling is served by on-site parking and the proposed development would also be served by on-site parking by means of the proposed double garage and driveway. Although the proposal would include an additional bedroom in the roof space, an existing ground floor bedroom would be replaced by a bathroom. As such, there would be no increase in the total number of bedrooms at the property as the proposed dwelling would continue to be served by 3 bedrooms. The proposed development would therefore not have any significant adverse impact upon highway or pedestrian safety and would accord with LDP Policy SW11.

CONCLUSION

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

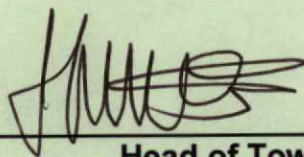
- Drawing number: 0204-3, received: 29th June 2021
- Drawing number: 0204-4, received: 12th April 2021

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/7/21