

DELEGATED REPORT

Application No: P/21/0005

Site Address: 2 Oakfield Street
Aberfan
Merthyr Tydfil
CF48 4QB

Development: First Floor Extension

Case Officer: Caroline Pulley

Site Visit: 28th January 2021

Application Expiry Date: 4th March 2021

Consultation reply date expired: 28th January 2021

APPLICATION SITE

The application relates to an end-of-terrace dwelling located in the residential area of Aberfan. The property is bounded by the highway of Oakfield Street to the front, a lane to the rear and one side, and another residential dwelling to the other side. The profile of the property is relatively flat. However, Oakfield Street falls steeply from west to east and the roof line of each of the properties along the terrace are stepped down in line with the gradient of the road. The neighbouring properties to the east of the site (on the opposite side of the lane) are at a lower level and their rear gardens face onto the side of the property. Like many of the other properties in the street, the application property has a two-storey extension across part of the main back wall. It is also benefits from a single storey rear extension and a single storey side extension.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor extension to the rear of the property. The proposed extension would have an irregular footprint measuring 4.6m in width (at its widest point) by 5.9m in depth. Its front elevation would be positioned in line the original back wall of the property. Its roof would tie into the existing two-storey storey rear extension to form a single pitch at the rear. To the front, the extension would project 2.45m from the side wall of the property and would appear as a two-storey lean-to extension. It is proposed that the extension would accommodate a bedroom. It would feature a single window to the rear and a single window to the front and would be finished externally to match the existing property.

PLANNING HISTORY

P/12/0131 Erection of single storey rear extension
Approved 18.07.2012

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

In terms of visual amenity, there are some concerns that the extension would appear poor in terms of its appearance, particularly when viewed from the front of the property. However, given that it would be set back in line with the rear building line of the dwelling, it would not be overly prominent from the road and its impact on the front of the property would be limited, particularly as the extension would be set back behind an existing single storey lean-to extension. From the rear, the extension would appear as a sympathetic

addition, incorporating a single pitched roof which would be set down from the ridge of the main property. The external materials would also match those used on the existing dwelling. Therefore, while it is acknowledged that the design of the extension would not be strictly in accordance with the advice contained within the Authority's SPG (A Design Guide for Householder Development), the development would not adversely impact upon the character or visual amenities of the existing dwelling or indeed the wider area.

In terms of residential amenity, the properties most likely to be affected by the development are those located to the east of the site (The Grove). While it is noted that the roof of the existing two-storey rear extension would be raised, the additional height of the roof would have a limited impact on the neighbouring property to the west (4 Oakfield Rise). The properties to the east are positioned on a lower level but a narrow service lane separates them. Whilst noting that the extension would be constructed hard on the boundary of the lane, it is considered that a sufficient distance would be maintained between the side wall of the extension and these properties to not give rise to overshadowing or overbearing concerns. It is also noted that a bedroom window originally proposed within the side wall of the extension has been omitted from the scheme to overcome overlooking concerns raised by officers. As such, the scheme would not afford overlooking to these properties. While it is noted that there are windows located within the front and rear elevation of the extension, the extent of overlooking from these windows would be limited and would be similar to the extent of overlooking already experienced from the existing first floor windows. The proposed development is therefore deemed acceptable in respect of its impact on the privacy and amenity of nearby residents and would comply with Policy SW11 of the LDP.

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

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 Proposed Plans and Elevations received on 26.02.2021

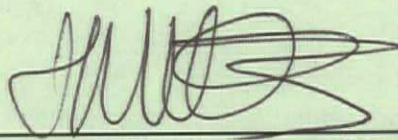
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

29/2/21