

DELEGATED REPORT

Application No: P/21/0027

Site Address: 9 Pentwyn Deintyr
Treharris
CF46 5EA

Development: Erection of front porch

Case Officer: Caroline Pulley

Site Visit: 8th February 2021

Application Expiry Date: 25th March 2021

Consultation reply date expired: 18th February 2021

APPLICATION SITE

The application site relates to a two-storey, semi-detached dwelling situated along Pentwyn Deintyr on the outskirts of the residential area of Treharris. The property is set back from the highway by approximately 4m and is elevated above the road by approximately 1.5m. It is bound by the adjoining residential property to the east and the highway to the front. To the west of the property is a side garden area which abuts a section of undeveloped land. Beyond this is a detached property known as Arosfa.

PROPOSED DEVELOPMENT

This application seeks planning permission for the construction of a porch along the front elevation of the property. The porch would be sited to the front of the main entrance door. It would measure 2.9m wide, 1.6m deep and would have a 2.4m high lean-to roof. The external walls of the porch would be constructed with light oak uPVC frames and the roof would be covered with blue tinted glazing.

PLANNING HISTORY

P/12/0333 Demolition of existing single storey annex, erection of two storey rear extension and associated retaining walls
Approved – 06.06.2013

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 SW11 – Sustainable design and Placemaking

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

Section 3.6 relating to porches advises *'The type and style of porch can vary from a simple canopy to an enclosed structure. Porches have the potential to significantly alter the principle elevation of the house and if poorly designed, their prominence can detract from the character and appearance of the area.'*

PLANNING CONSIDERATIONS

As highlighted earlier, this application seeks full planning permission for the construction of an entrance porch to the front of a semi-detached dwelling situated along Pentwyn Deintyr in Treharris.

In terms of visual appearance, the porch would be located in a prominent location at the front of the property. It would also be quite substantial in terms of its size, extending on both sides of the front door and covering a fairly large part of the ground floor elevation. Whilst noting that the porch would be stepped back from the road, due to its elevated position, it does have the potential to detract from the character and appearance of the

area. To improve its design and reduce its overall impact on the property and the street, the case officer wrote to the agent to establish whether the porch could be finished externally in render. However, the applicant raised concern that the use of solid rendered walls would reduce the internal floor area of the porch. The applicant has therefore requested that the application to be determined on the basis of the plans submitted with the application. Whilst this is regrettable, the front garden of the property is partially screened by a boundary wall, hedge and fence. As such, views of the porch from the street would be limited. It is also noted that a similar scale porch has also been erected on the adjoining neighbouring property. Taking this into account, it is not considered that the porch would have a significantly harmful impact on the visual appearance of the semi-detached building. Within the wider area, the properties vary quite substantially in terms of their design, appearance and scale. As such, the proposed porch would not have an overly harmful impact on the character and appearance of the existing property, nor would it have a detrimental impact on the character and appearance of the area. It would therefore comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of surrounding occupants. However, given the scale and limited height of the porch, it would not have any significant impact. It is also noted that the side window which would face the adjoining neighbouring property would be obscured and the porch would be significantly offset from the land to the north-west. Lastly, no representations were received following the publicity exercise. The development is therefore in accord with Policy SW11 of the LDP.

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.

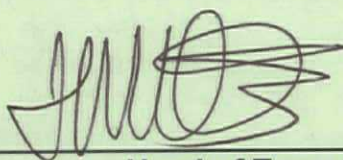
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Drawing number 1F received on 28.01.2021

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

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, consisting of several loops and a final horizontal stroke, positioned above a horizontal line.

Head of Town Planning

DATE:

25/2/21