

DELEGATED REPORT

Application No: P/23/0280

Site Address: 8 Amelia Close
Pant
Merthyr Tydfil
CF48 2BF

Development: Single storey side extension to create garden shed

Case Officer: Nia Chard

Application Expiry Date: 12th March 2024

Consultation reply date expired: 7th February 2024

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area in the settlement boundary. The site is bound to the front by a highway and dwellings to the sides and rear.

PROPOSED DEVELOPMENT

This application seeks planning permission to erect a single storey side extension. The extension would provide a garden shed. It would have mono pitched roof and measured 1.35 metres wide, 7.10 metres deep and a maximum height of 2.4 metres. The external finishes would comprise of a single ply EPDM roof covering, wooden grain UPVC external walls and doors.

PLANNING HISTORY

P/02/0312 Detached dwelling with integral garage
Granted subject to conditions 3.10.2002

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031 are relevant to the assessment of this application:

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 proposed extension, as a result of its siting to the side of the property, would amount to a development which is visible within the street scene. The proposal is however small in scale and would not exceed a height of 2.4 metres, it would not exceed the width of the original dwelling and would also be set back from its frontage by approximately 1.35 metres. As such, the development, as proposed, would not dominate the frontage of the property, nor would it appear as an incongruous feature within the street scene.

Regard has also been had for the impact of the proposal on the residential amenity of the neighbouring occupants. In this respect it is noted that the extension would be erected hard on the boundary with the neighbouring property 9 Amelia Clos. Given the proposals modest height and that it is positioned along the side elevation of the neighbouring property it is not considered that it would have any overbearing impact. There are also no concerns with regard to overlooking or loss of privacy as no windows are proposed within the single storey extension.

The proposed extension, 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.

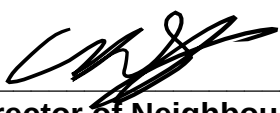
2. The development shall be carried out in accordance with the following approved plans and documents:

Proposed Plans, Elevations and Section Amelia, Drawing No. 8 01A, Received 28 November 2023

Site Location Plan, Received 28 November 2023

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

RECOMMENDATION ENDORSED




Director of Neighbourhood Services

DATE: 08.02.2024