

DELEGATED REPORT

Application No:	P/23/0059
Site Address:	10 The Parade Twynyroddyn Merthyr Tydfil CF47 0ET
Development:	Single storey rear extension
Case Officer:	Marlene Ferreira
Site Visit:	20th March 2023
Application Expiry Date:	24th April 2023
Consultation reply date expired:	23rd March 2023

APPLICATION SITE

The application site relates to a semi-detached dwelling, 10 The Parade, in the area of Twynyroddyn. The dwelling, like others within this street, is situated above the level of the highway. The front street slopes down significantly from the east to the west and a lane provides access to the rear of the property. The dwelling's rear garden is provided over two levels, a lower level which accommodates a driveway area and garage and an elevated patio area. On-street parking is available to the front of the property and on-site parking is provided to the rear within the existing garage/driveway area.

PROPOSED DEVELOPMENT

This application seeks planning permission to remove the existing conservatory and construct an 'L' shaped single storey rear extension.

The flat roof extension would provide an extended kitchen/dining area with pantry and would measure 5.6 metres wide, 8.4 metres deep (maximum depth) and 2.95 metres in height. It would be finished with render and dash elevations, UPVc windows and a polyroof design.

The plans also include details of two storage rooms adjoining the retaining wall of the elevated patio area. Given their siting and height, these outbuildings would not require planning permission and as such, have not been considered under the assessment of this application.

PLANNING HISTORY

The most recent planning history for this property has been noted below:

P/98/0256 – Erection of detached garage – Approved: 28th July 1998

CONSULTATION

Consultations were not carried out under this 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 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 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 extension, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity is also an important consideration.

Character and appearance

The proposed extension would be located to the rear of the dwelling and would be viewed amongst other rear extensions, of various scales and designs, serving the neighbouring properties within the street. It would therefore remain screened from the front scene and the nature of the development would respect its immediate context. Whilst flat roof extensions are not normally encouraged, it should be noted that in this instance, a flat roof addition would tie in more appropriately to the existing dwelling than any other roof design. Furthermore, it would be finished in materials to match the existing property.

The proposed extension would therefore be considered an acceptable form of development which would not detract from the character or appearance of the existing dwelling, or the rear street scene and as such, would accord with LDP Policy SW11.

Residential Amenity

The application property adjoins the boundary with 8 and 12 The Parade and these are the neighbouring properties most likely to be impacted by this proposal.

In respect of 8 The Parade, located to the west, the application property is located at a higher ground level. As such, the proposed extension, like the existing conservatory would be located on a significantly higher level than this neighbouring dwelling. However, the proposed extension would be erected approximately 1 metre away from the dividing boundary and would only measure approximately 1.4 metres deeper than the existing conservatory it seeks to replace. It should also be noted that no windows are proposed to face this side elevation. Furthermore, a mono-pitched roof extension/outbuilding exists at this neighbouring site which adjoins the boundary with the application property, and which would serve to screen the development from this neighbouring garden. As such, the proposed rear extension would not have a significant overbearing, loss of light or loss of privacy impact upon these neighbouring occupiers. It should also be noted that no letters of representation have been received in respect of this extension.

In respect of 12 The Parade, located to the east, this neighbouring property lies on the same ground level as the application site. It is noted that the extension would be sited just off the eastern boundary (approximately 0.13 metres) and extend approximately 8.4 metres alongside the existing dividing boundary fence. Whilst the depth of the rear extension adjacent to this neighbouring boundary would be extensive, it's flat roof height would not exceed 2.95 metres. Thus, the extension would only be 0.95 metres higher than the existing 2 metre (approximately) high boundary fence. Furthermore, there are no windows proposed to the face this direction. Thus, the proposal would not have a significant overbearing, loss of light or loss of privacy impact upon this neighbouring dwelling. It should also be noted that no letters of representation have been received in respect of this extension.

The proposed development and its relationship with adjoining occupiers is therefore considered acceptable 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.

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, Section and Elevations / 01, received: 27th February 2023;
- Existing and Proposed Site Plan / 02, received: 27th February 2023.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

26/4/23