

Application No.
P/16/0232

Date
22nd July 2016

Determining Authority
MTCBC

Proposed Development

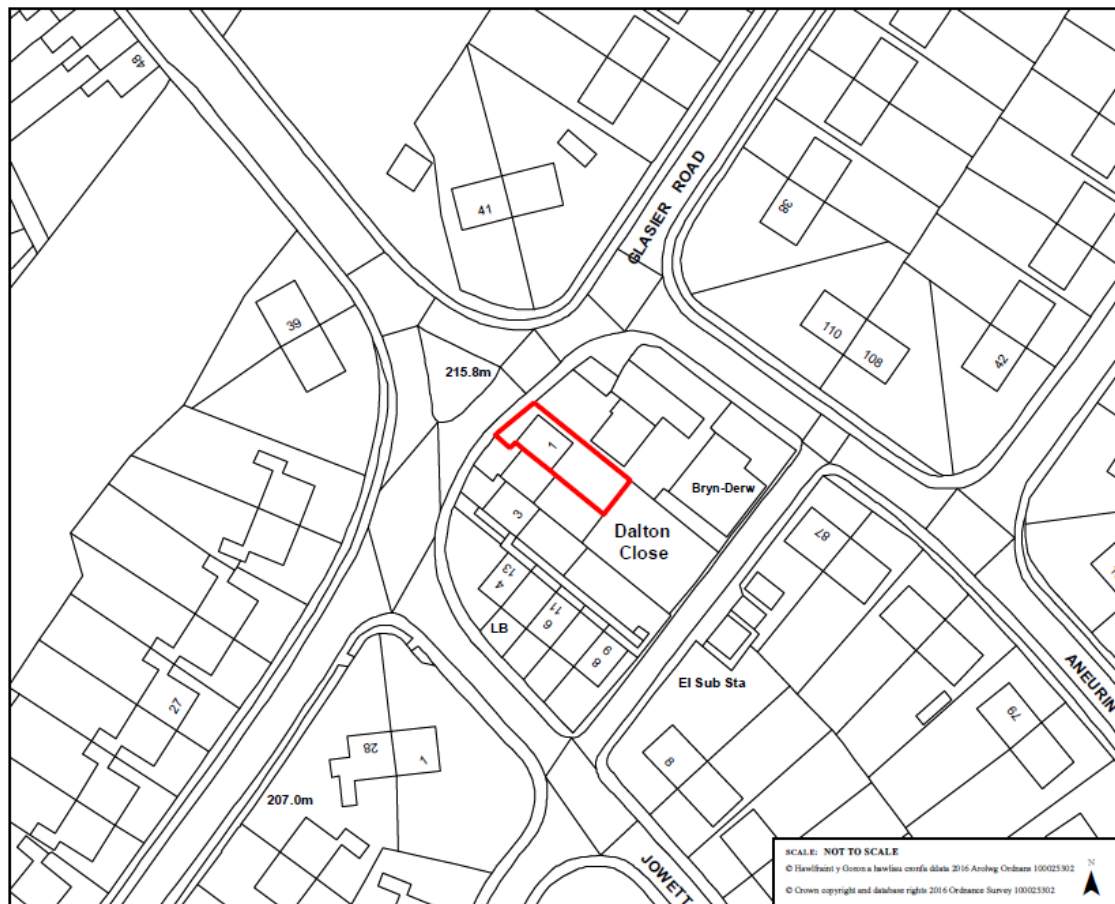
Location

Name & Address of Applicant/Agent

First floor rear extension

1 Dalton Close
Twynrodyn
Merthyr Tydfil
CF47 0TE

Mrs Angela Harman
c/o 3dcadwales Limited
F.a.o. Philip Harris
5 Ashlea Drive
Thomastown
Merthyr Tydfil



PURPOSE OF REPORT

To further consider planning application P/16/0232

At the Planning, Regulatory and Licensing Committee meeting on the 14th September 2016 it was resolved to defer the determination of the application to undertake a fact finding site visit. This took place on 3rd October 2016.

The main issues raised during the fact finding site visit centred on the impact of the extension on the amenities of the adjoining residents (2 Dalton Close). The height of the extension, given the difference in ground levels between the application site and neighbouring property (2 Dalton Close), was noted by Members. The distance (1.25m) that

the extension would extend past the rear elevation of 2 Dalton Terrace was also viewed. It was also noted that the extension would accommodate a dressing room to an existing bedroom and would not have any side windows that would result in any overlooking to neighbouring properties.

An issue was also raised concerning the construction of the extension on the boundary with 2 Dalton Close and whether it should be set back within the application site. It was highlighted that any encroachment on the neighbouring property is a civil matter and, given the siting of the extension, the applicant would have to carry out the correct procedures (given the extension proximity to 2 Dalton Close) under the Party Wall Act 1996. As such, these issues are not planning considerations.

The merits of the proposed development are considered in detail in the 'planning considerations' section of the report below. The points raised at the fact finding site visit do not highlight any new issues that would cause me to alter my original recommendation.

COMMITTEE'S DECISION IS REQUIRED

A copy of the original report to Committee is reproduced below for Committee's convenience.

Councillor Sian Slater has requested that the application be determined by Committee to assess the impact on the neighbouring resident.

APPLICATION SITE

The application site relates to an end of terrace property located in the area of Twynyrodyn. The dwelling is elevated from the front highway and has pedestrian access via steps off Glasier Road. A communal parking area is located to the rear of the property, beyond its enclosed garden area.

The site slopes from the northeast to the south west and as such, the property is located at a higher ground level than the neighbouring dwelling (2 Dalton Close). The three terraced properties do not share a consistent building line and are stepped, with the application dwelling being located further forward than the other two dwellings in the terrace.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a first floor extension over the existing ground floor extension. This pitched roof extension seeks to provide a dressing room and would measure 2.3 metres wide, 2.8 metres deep with a 5.8 metre ridge height. It would be finished in materials to match the existing dwelling (i.e. rendered elevations and a tiled roof).

PLANNING HISTORY

P/15/0065 – Certificate of lawful development: single storey rear extension – Granted: 24th March 2015

P/05/0049 – Two storey extension – Approved: 17th March 2005

CONSULTATION

There were no consultations carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, nearby occupiers were consulted. One letter of representation has been received as a result of this exercise. The issues raised have been summarised below:

- The extension would result in a loss of light to the kitchen and dining room and have an overshadowing impact on the rear bedroom of 2 Dalton Close. The objector has pointed out that this is problematic since one of the occupiers of this property has limited eyesight.

POLICY CONTEXT

- The Merthyr Tydfil Local Development Plan 2006-2021:

BW1 - Development Strategy - Primary Growth Area
BW4 - Settlement Boundaries /Locational Constraints
BW7 - Sustainable Design and Place Making
BW12 - Development Proposals and Transport
TB11 - Access, Parking and Accessibility of Local Facilities

LDP Policy BW7 is the main primary consideration and states that new development should *'...be appropriate to its local context, in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density; Integrate effectively with adjacent spaces and the public realm to enhance the general street scene and create good quality townscape; Not result in unacceptable impact on local amenity in terms of visual impact, loss of light or privacy, disturbance and traffic movements; Incorporate a good standard of landscape design; Sensitively relate to existing settlement patterns and take account of natural heritage and the historic environment on site and in terms of potential impact on neighbouring areas of importance...'*

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

'...any extension or alteration to your property should be sympathetic to its surroundings in terms of its scale, siting and appearance, to ensure it complements neighbouring properties and the wider street scene...'

'...the size, shape and siting of an extension to your house must be of an appropriate height and form that is in keeping and subservient to the existing building and its setting...'

PLANNING CONSIDERATIONS

The issues to consider in assessing this application relate to whether the proposal, in terms of its siting, design and scale, would have an acceptable impact on the character and

appearance of the dwelling and the wider area. The impact upon residential amenity, parking and highway safety are also important considerations.

Character and Appearance

The proposal would provide limited additional first floor space since the extension would only measure 2.3 metres in width and 2.8 metres in depth. Its pitched roof would match that of the existing property with its ridge height constructed at a much lower level. The extension would also be constructed in materials to match the existing property. Therefore, it is considered that the proposal, in terms of its design and size, would result in a subservient and sympathetic extension which would complement the character and appearance of the existing property. As such the proposal complies with LDP Policy BW7 and SPG Note 6.

Residential Amenity

The first floor rear extension would be constructed on the boundary with 2 Dalton Close which is located to the south west and below the level of the application site. The proposal would have the greatest impact on this dwelling.

Given the stepped arrangement of the terrace, the proposed extension would only project approximately 1.25 metres past the rear elevation of 2 Dalton Terrace. This neighbouring property is also located to the south of the application site. Therefore, given the combination of the size of the extension and the fact that the extension would be located to the northeast of 2 Dalton Close, there would only be minimal loss of light during the early morning. This conclusion has been arrived at taking into consideration the sun's path which rises in the east and sets in the west. Likewise, given the limited projection of the extension, the proposal would not result in any significant overbearing or overshadowing impact. There would be no windows in the side elevation facing 2 Dalton Terrace and the small window in the rear elevation would look directly down the garden of the application site. Therefore, there would be no overlooking to this neighbouring dwelling. As such, although the concerns and circumstances of the objector are appreciated, the proposal would not result in a significant loss of residential amenity that would warrant the application to be refused.

The proposal, given its size and siting, would have no impact on the amenities of the occupiers of the bungalow that adjoins the north eastern boundary of the application site. It is noted that this bungalow has a large rear extension which prevents any overlooking or overbearing impact from the proposal.

The relationship of the proposal with the adjacent occupiers is therefore considered acceptable and as such, it would comply with LDP Policy BW7.

Parking and Highway Safety

Due to the nature of the proposed development and the existing parking arrangement off site, it is not considered that this proposal would give rise to highway safety concerns. The proposal is therefore considered to comply with LDP Policies BW12 and TB11.

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: 61026092P Rev A, received 22nd July 2016

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 BW7 of the Merthyr Tydfil Local Development Plan.
