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COMMITTEE	Planning and Regulatory
COMMITTEE DATE	19th October 2022

Application No.
P/22/0235

Date
6th September 2022

Determining Authority
MTCBC

Proposed Development

Location

Name & Address of Applicant/Agent

Single storey rear extension and landscaping works including re-profiling

77 Heolgerrig
Heolgerrig
Merthyr Tydfil
CF48 1SB

Mr Geraint Thomas
77 Heolgerrig
Heolgerrig
Merthyr Tydfil
CF48 1SB



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This application has been reported to Committee because the applicant is the Leader, Councillor Geraint Thomas.

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. It is bound by a highway to the front, other dwellings on either side and a watercourse to the rear. The property benefits from a side and rear garden which occupy a higher level than the dwelling itself. There is vehicular access off Heolgerrig Road leading to a hardstanding and garage (sited to the side of the dwelling).

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. This would have an irregular footprint and project from the rear of an existing two storey annexe. It would also wrap around to the eastern side, and extend beyond western elevation, of the existing property.

The main section of the extension, which would be erected off the rear elevation of an existing two storey annexe, would provide a kitchen/dining room. This would be the same width as the annexe (5.12m) and have a depth of 4.25m. It would have a pitched roof with a ridge height of 4.5m. Two roof lights would be inserted into each of the roof planes. The rear elevation would also contain bi-folding doors with glazing above (to the full height of the elevation).

At present there is single store side extension attached to the east of the two storey annexe. This 'P' shaped projection accommodates the existing kitchen. The widest section would be demolished and part of the proposed extension (providing a utility room) would be erected in its place. This element of the extension would be 2.4m in width and would result in an overall projection off the original rear elevation of 6.5m. It would have a mono-pitched roof sloping down to the eastern boundary which would have a maximum height of 2.8m. The roof over the remaining narrower section of the side annexe would also be altered to follow the pitch on the extensions roof. Two small roof lights would be inserted over the utility room and there would be a window in its rear elevation.

In addition, a section of the extension would project to the west of the proposed kitchen/dining room to provide a lobby. This would be 1.5m in width and 3m in depth. Its mono-pitched roof would link into the roof of the kitchen/dining room element but would have a shallower pitch. The lobby would feature a door in its front facing elevation and windows in its side and rear elevation.

The roof of the single storey extension would be covered with slate tiles and the external elevations would be finished with a combination of through coloured render and stonework.

Planning permission is also sought for landscaping works which involve re-profiling of the rear garden. At present the garden area occupies a higher level than the footprint of the dwelling. This would need to be excavated to facilitate the erection of the proposed extension but an additional area is also proposed to be lowered to provide a level patio area directly to the rear of the extension and to its eastern side. Walls would be erected around this to retain the remaining higher garden area. These would have a maximum height of approximately

1.16m. Steps are also proposed to the north and west of the patio to provide access to this higher level.

The plans also illustrate the demolition of an existing garage.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

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 TAN to this application is 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 SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Household Development

PLANNING CONSIDERATIONS

The proposed extension is acceptable in terms of its design and scale and would result in a sympathetic addition to the property. The design of the extension, although modern (particularly in terms of its fenestration), compliments the character and appearance of the existing property. It is also located to the rear of the property and as such has little impact on the traditional symmetrical form of the front facade. The overall proposal would provide internal and external modern, and more usable spaces, which would significantly enhance the existing property. The application therefore complies with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the extension would be erected hard on the boundary with 76 Heolgerrig. However, when compared to the existing single storey annexe, the extension would only project along the boundary for an additional 1m and its eaves would be just 2.35m high. Accordingly, the proposal would not have an overbearing impact or result in any unacceptable overshadowing or loss of light. Similarly, given the distance of the extension from the dwellings to the rear and west, the extension would have no overbearing or loss of light impact. No concerns are raised with respect to overlooking (and loss of privacy) as all windows and doors would be at ground floor level and as such would not give rise to any harmful views into neighbouring properties. Although there are roof lights in the eastern roof plane, in close proximity to the boundary with 76 Heolgerrig, these would be at a high enough level to prevent views to this dwelling. In addition, no concerns are raised in terms of the impact of the landscaping or reprofiling works. Thus, given the above and the fact that no objections have been received following the publicity exercise, the proposal accords with Policy SW11 of the LDP.

It is noted that the plans include the demolition of an existing garage but this can be undertaken without the need for planning permission. In addition, two parking spaces would be retained on the existing hardstanding area to the front of garage, providing off street parking for the property. The Engineering and Highways Manager has therefore raised no objection to this proposal.

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 WCFG 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 WCFG 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 WCFG 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:

Drawing Title: Proposed General Arrangement Information, Rev P00, Received on 6 September 2022

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 SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.