

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
6 FEBRUARY 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	Agenda Item No.7
<b>APPLICATION NO: 13/0841- ERECTION OF A SINGLE STOREY EXTENSION TO THE REAR. 16 JEFFREY STREET, CAEGARW, MOUNTAIN ASH</b>	

**1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the above planning application.

**2. RECOMMENDATION**

That Members consider the report in respect of the application and determine the application having regard to the advice given.

**3. BACKGROUND**

This application was reported to the 17<sup>th</sup> October 2013 Development Control Committee meeting with an officer recommendation of approval (a copy of the original report is attached as **APPENDIX A**). At that meeting Members were minded to defer the application for a site visit which was undertaken on 04<sup>th</sup> November 2013 (minutes from the site visit are attached as **APPENDIX B**). The application was then reported back to the Development Control Committee meeting on 21<sup>st</sup> November 2013 where Members were minded to approve the application subject to the applicant revising the plans to reduce the width of the rear extension, thereby bringing it 600mm away from the boundary with the adjoining property.

Following subsequent discussions, the applicant advised that she did not wish to reduce the size of the extension in any way and the application was therefore reported back to the Development Control Committee on 19<sup>th</sup> December 2013 for Members further consideration. At that meeting Members were minded to refuse the application contrary to officer recommendation. Members considered that the extension given its scale, design and siting on the boundary with the adjoining property no. 15, would have a significant detrimental impact upon the residential amenity of the occupiers of that property.

As a consequence it was resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

#### **4. PLANNING ASSESSMENT**

The officer considerations regarding the visual appearance of the extension and the impact it would have upon the amenity and privacy of the neighbouring properties are outlined in detail in the original report (see **APPENDIX A**) and are summarised as follows:

It is not considered the proposal would have a significant impact upon the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties.

It is noted that the proposed extension would be sited in close proximity of the boundary of the application site and adjoining property and that it would form a visible feature from the rear of the adjoining property. It is also notable that the proposed extension is of a different proportion and symmetry to the existing extensions which could be considered visually discordant, however, given the minor scale and single storey nature of the proposal, it is not considered the extension would have any undue impact upon the neighbouring properties.

#### **5. RECOMMENDATION**

If, having considered the above advice, Members remain of a mind to refuse planning permission, the following reason for refusal is suggested:

The proposed development, arising from its scale, design and siting would result in an unsympathetic addition that would have a detrimental impact upon the residential amenity of the surrounding neighbouring properties. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

## APPENDIX A

**APPLICATION NO:** 13/0841/10 (MF)  
**APPLICANT:** Mrs A Ball  
**DEVELOPMENT:** Erection of a single storey extension to the rear.  
**LOCATION:** 16 JEFFREY STREET, CAEGARW, MOUNTAIN ASH,  
CF45 4BS  
**DATE REGISTERED:** 30/08/2013  
**ELECTORAL DIVISION:** Mountain Ash East

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**RECOMMENDATION:** Approve

### REASONS:

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties.

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### APPLICATION DETAILS

Full planning permission is sought for the construction of a single storey extension to the rear of 16 Jeffrey Street, Mountain Ash.

The 'L' shape extension would have a maximum depth of 6.3m and a maximum width 6.5m which would both reduce to 3.5m and 2m respectively in order to wrap around the existing two storey annex to the rear of the dwelling. The extension would incorporate a pitched roof design to 3.3m and would accommodate a kitchen/diner and a W.C. It is proposed the addition be finished in external materials to match the original dwelling.

### SITE APPRAISAL

The application property is a traditional end of terraced dwelling located within a residential area of Mountain Ash. External materials are stone to the front, render to the side and rear, concrete roof tiles, and white uPVC windows and doors. The dwelling fronts the footway with a pedestrian access sited to the southern side that leads to an enclosed garden at the rear. A two storey annex is sited here. Neighbouring properties are of a comparable design and scale with a large number having extensions of varying design and scale.

### PLANNING HISTORY

No previous planning applications have been submitted at the application site within the last 10 years.

### PUBLICITY

The application has been advertised by means of direct neighbour notification. Two letters of objection have been received from the occupiers of the adjoining and adjacent properties, no.s 15 and 17 Jeffrey Street making the following comments (summarised):

- The extension would overshadow no.s 15 and 17 Jeffrey Street.
- The extension would obstruct views from the rear of no. 17 Jeffrey Street.
- The extension would result in the devaluation of the neighbouring properties.

## **CONSULTATION**

None undertaken.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The application site lies within the settlement boundary for Mountain Ash, but is not allocated for any specific purpose.

**Policy AW5** – sets out criteria for new development in relation to amenity and accessibility.

**Policy AW6** – requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

### **National Guidance**

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Chapter 4 (Planning for Sustainability), sets out the Welsh Government's policy on planning issues relevant to the determination of the application.

## **REASONS FOR REACHING THE RECOMMENDATION**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

### **The principle of the proposed development**

The application relates to the extension of an existing residential property. As such, it is considered that in principle, the proposal is acceptable, subject to the following criteria:

#### **Visual Impact**

The proposed extension is in accordance with local plan policy, its overall scale, design and appearance is sympathetic to the main dwelling and the use of appropriate materials will ensure it is not overly prominent within the locality. It is therefore considered the addition would have no adverse impact on the character and appearance of the existing property or upon the surrounding locality.

#### **Residential Amenity**

With regard to residential amenity, a set of bi-folding doors would be sited in the rear elevation of the extension that would overlook the rear amenity space of the application site only. Therefore, it is not considered the extension would lead to any further harmful loss of privacy in comparison to the existing arrangement at the site. Furthermore, being of a single storey nature, it is not considered the proposal would have any undue overshadowing or overbearing impact upon the neighbouring properties. The application is therefore considered acceptable in this regard.

#### **Other Issues**

The objectors have raised concerns regarding a loss of views from their properties and have noted that the proposed extension may have a detrimental impact upon the value of their properties. These are not material planning considerations and should not therefore be taken into account during the determination of this application.

#### **Conclusion**

It is not considered the proposal would have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. As such, the application is considered to comply with the relevant policies of the Local Development Plan (Policies AW5 and AW6).

#### **RECOMMENDATION: Grant**

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The external materials of the proposed extension shall match as near as possible the materials of the original dwelling house.

Reason: To ensure that the extension is in keeping with the existing building in the interests of visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

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**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL****MUNICIPAL YEAR 2013-2014****DEVELOPMENT CONTROL  
COMMITTEE****21 NOVEMBER 2013****REPORT OF THE  
DIRECTOR LEGAL AND  
DEMOCRATIC SERVICES****Agenda Item No.3****SITE MEETING  
APPLICATION NO. 13/0841 – ERECTION  
OF A SINGLE STOREY EXTENSION TO  
THE REAR – 16 JEFFREY STREET,  
CAEGARW, MOUNTAIN ASH****Author: Mrs.Z.Maisey, Principal Officer – Committee Services****1. PURPOSE OF THE REPORT**

To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Service Director, Planning, attached at Appendix 1.

**2. RECOMMENDATION**

To approve the application in accordance with the recommendation of the Service Director, Planning.

**3. BACKGROUND**

- 3.1 In accordance with Minute No.112(4) (Development Control Committee, 17 October 2013) a site inspection was undertaken on Monday, 4 November 2013 to consider the impact of the proposal on residential amenity.
- 3.2 The meeting was attended by the Chairman and Vice-Chairman of the Development Control Committee (County Borough Councillor R.B. McDonald and D.Weeks respectively) and County Borough Councillor P.Jarman (Local Member).
- 3.3 The Development Control Officer outlined the proposal to construct a single storey extension to the rear of 16 Jeffrey Street, Mountain Ash. The "L" shape extension would have a maximum depth of 6.3m and a maximum width of 6.5m which would both reduce to 3.5m and 2 m respectively in order to wrap around the existing two storey annex to the

rear of the dwelling. The Development Control Officer stated that it was not considered the proposed extension would have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties.

- 3.4 Members noted that neighbouring properties were of a comparable design and scale with a large number having extensions of varying design and scale.
- 3.5 The Local Member referred to the concerns of neighbours regarding overshadowing and the Development Control Officer stated that the proposed extension would be single storey and it was not considered the proposal would have any undue overshadowing or overbearing impact upon the neighbouring properties.

**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**DEVELOPMENT CONTROL COMMITTEE**

**6 FEBRUARY 2014**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATION NO: 13/0841-  
ERECTION OF A SINGLE STOREY  
EXTENSION TO THE REAR. 16  
JEFFREY STREET, CAEGARW,  
MOUNTAIN ASH**

**OFFICER TO CONTACT**

**MR M FARLEY  
(Tel. No. 01443 494835)**

**See Relevant Application File**

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