

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2014-2015**

**DEVELOPMENT CONTROL  
COMMITTEE  
19 JUNE 2014**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No.5</b>
<b>APPLICATIONS RECOMMENDED FOR APPROVAL</b>	

**1. PURPOSE OF THE REPORT**

Members are asked to determine the planning applications outlined in Appendix 1.

**2. RECOMMENDATION**

To approve the applications subject to the conditions outlined in Appendix 1.

1. Application No. 14/0186 - Demolition of former window/glazing showroom and construction of 2 houses and 2 flats and associated works (Amended plans and bat survey received 3/4/2014), 34 Thurston Road, Pontypridd.
2. Application No. 14/0304 - 3 No. link houses, Site Of Former Tabernacle Chapel, Dumfries Street, Treorchy.
3. Application No. 14/0337 - Garage extension, Ynyscynon Garage, 235-240 Ynyscynon Road, Trealaw, Tonypandy.
4. Application No. 14/0423 - Single storey side/rear extension, detached garage, The Willows, Llantrisant Road, Brynteg, Llantrisant, Pontyclun.
5. Application No. 14/0449 - One detached dwelling, Plot 9, Danylan Road, Maesycoed, Pontypridd.
6. Application No. 14/0619 - Demolition of existing single storey annex to terraced dwelling, proposed new 2 storey rear extension, 29 Margaret Street, Aberaman, Aberdare.

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## APPLICATIONS RECOMMENDED FOR APPROVAL

**APPLICATION NO:** 14/0186/10 (GW)  
**APPLICANT:** Cynon Taf Community Housing Group  
**DEVELOPMENT:** Demolition of former window/glazing showroom and construction of 2 houses and 2 flats and associated works (Amended plans and bat survey received 3/4/2014).  
**LOCATION:** 34 THURSTON ROAD, PONTYPRIDD, CF37 4RL  
**DATE REGISTERED:** 03/04/2014  
**ELECTORAL DIVISION:** Trallwn

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**RECOMMENDATION:** Grant

### REASONS:

The development is within the settlement boundary and in a sustainable location. The removal of the existing buildings and proposed residential development would not result in a significant impact on the amenity of neighbours and the visual impact would be acceptable. An acceptable level of parking would be provided. A bat survey has been submitted and the development would not have a significant impact on ecology.

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### APPLICATION DETAILS

Full planning permission is being sought by Cynon Taf Community Housing group for the erection of two residential blocks. The existing buildings used as a window/glazing show room would be demolished.

Block 1 would comprise 2no. two storey semi-detached dwellings. Each dwelling would have two bedrooms. Block 2 would comprise a two storey building with a ground floor and first floor flat. Each flat would have one bedroom. The elevations of both blocks would be finished in a through coloured render and their roofs would be covered with a blue/black imitation slate. Stone sills and brick detailing would be used around the windows and doors. Block 1 would measure 9.7m in width, 9.2m in depth and with a maximum height of 8.111m. Block 2 would measure 9.2m in width, a maximum of 7.6m in depth and with a maximum height of 7.635m.

Two off-road parking spaces would be provided for each semi-detached dwelling. Dwelling 1 would have the parking in the rear garden area and accessed via Bonvilston Terrace. Dwelling 2 would have parking to its side accessed from Thurston Road. Two car parking spaces would be provided for both flats to the side of the building and served from Thurston Road. A bicycle stand for two bikes is indicated to the rear of the parking area.

A bin store would be located to the east of the site adjacent the parking for the flats. This would be constructed from wooden boarded fencing with some landscaping to the front.

Boundary treatment would be mainly wooden boarded fencing 2.1m high around the rear boundary, 1.8m high around the bin store and between the rear area of the two blocks and 1.2m high between the gardens of the two semi-detached dwellings.

The rear gardens of the semi detached dwellings would be grassed and each would have a 2x2m timber shed. These are detailed as including a motorcycle stand.

The application is accompanied by the following:

- Design and Access Statement.
- Report following a scoping survey for bats and birds by Must Mammals Consultancy dated March 2014. This found no evidence of bat presence, however due to the sites potential it recommends further survey work between May and September.
- Updated bat report dated May 2014. This found no evidence of bats in the buildings and sees no reason why demolition should not proceed. Informatives are recommended.

## **SITE APPRAISAL**

The application site is an irregular piece of land measuring 519 sq m and located off Thurston Road in Pontypridd. The site includes a number of single storey buildings formerly used for a window, door, porch and conservatory business. A lane extends from the east of the site around the rear and to Bonvilston Terrace. A gated access to the site from Bonvilston Terrace is located close to the lane. To the south of the site is the rear of terraced dwellings on Bassett Street. Thurston Road and the surroundings are mainly characterised by traditional terraced dwellings.

## **PLANNING HISTORY**

87/0013	34 Thurston Road, Pontypridd	Alterations (fit shop front and provide show rooms)	Approved 13/03/87
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## **PUBLICITY**

The application has been advertised via the erection of a site notice and by direct neighbour notification. One objection from an occupier of a dwelling on Bassett Street has been received at the time of writing this report and the contents are summarised below:

- Several sets of first floor windows will overlook the back of my property into my back garden, kitchen and bedroom windows at such close proximity.
- The rear of my property has the feeling of space and seclusion.
- The development would not preserve my space, light and privacy.

- It would devalue my property.

## **CONSULTATION**

Countryside, Landscape and Ecology - updated bat survey is to a high standard and acceptable as no evidence of bats have been found. An informative note would be required detailing the developers responsibility if bats are found and a condition requiring demolition works to take into account nesting birds.

Dwr Cymru/Welsh Water – no objection subject to drainage conditions. A public sewer crosses the site.

Land Reclamation and Engineering – the applicant has not provided sufficient detail to enable an assessment of the potential impact of the proposed development in respect of flood risk. Conditions are recommended.

Public Health and Protection – no objection subject to conditions on the demolition of existing dwellings, hours of operation, noise, dust and waste.

Transportation Section – no objection subject to conditions.

## **POLICY CONTEXT**

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

The site is within settlement boundary as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

**Policy CS2** - sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services promoting residential development with a sense of place and focusing development within defined settlement boundaries.

**Policy AW1** - supports new housing inside the settlement boundaries and allocated sites.

**Policy AW2** - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

**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.

**Policy AW 8** - sets out criteria for the protection and enhancement of the natural environment.

**Policy AW10** - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

**Policy SSA11** – details a minimum of 35 dwellings per hectare unless it can be justified as an exception.

**Policy SSA13** – provides criteria for housing development within settlement boundaries.

## **Supplementary Planning Guidance:**

Access Circulation and Parking  
Design and Placemaking  
Nature Conservation

## **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 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 8 (Transport) and Chapter 9 (Housing) sets out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other relevant policy guidance consulted:  
PPW Technical Advice Note 12: Design;  
PPW Technical Advice Note 18: Transport;  
PPW Technical Advice Note 22: Sustainable Buildings;  
Manual for Streets

## **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.

### **Main issues:**

#### **Principle of the proposed development.**

The site is located within the settlement boundary identified in the Rhondda Cynon Taf Local Development Plan and is unallocated. The site is within an existing residential area and close to local shops and services. Therefore the principle of residential development is acceptable subject to the following material planning considerations.

#### **Impact on residential amenity and privacy.**

The dwellings would be in line with the terrace on Thurston Road and to the north of dwellings on Basset Street. Therefore there would not be a significant impact on sunlight or be overbearing.

The main issue would be the potential for overlooking. Due to the angle of Bassett Street, in relation to the site, the distance narrows to the east of the site. An objection letter has been received from a resident of Bassett Street and details they are concerned with regard overlooking from first floor windows. The rear of Block 1 would be approximately 20-23m away from the dwellings on Bassett Street and contains windows on the rear elevation that would serve first floor bedrooms. The distance between Block 1 and the rear of Bassett Street is however considered acceptable to maintain privacy. Block 2 would be 15-17m away from the rear of dwellings on Bassett Street. The first floor window of this dwelling would only serve a kitchen and is detailed as being obscurely glazed. It is considered this would maintain privacy to an acceptable level. Details of the level of obscurity could be obtained by a suitably worded condition if permission were to be granted.

Therefore, taking into account the above assessment it is considered that the current proposal would be acceptable in these terms.

### **Impact on the character and appearance of the area**

With regards the visual impact, the site is currently contains an ad-hoc group of mainly single storey buildings, which have seemingly been amended and altered over time. This has resulted in the site having a poor visual impact on the character of the area. Its re-development would remove this and the proposed dwellings would be visually more in keeping with the surrounding dwellings. As such the proposal would have an acceptable impact on the character and appearance of the area.

One issue of note is the proposed wooden close boarded fence on the boundary with the rear lane. This would be visible from Thurston Road and Bassett Street and the use of this material is considered not visually appropriate in this location. Furthermore due to its exposed location it could become open to vandalism and deteriorate quickly. It is considered a wall would be more appropriate and Members are advised that details could be obtained by a suitably worded condition if permission were to be granted.

### **Access and highway safety**

A sufficient level of parking would be provided for the dwellings. No objection has been raised with regard this by the Transportation Section.

### **Ecology**

The existing buildings have potential as a bat roost. A bat survey has been submitted, which details there were no bats found in the site and that demolition could progress. The Council's Ecologist comments that the survey is acceptable and to a high standard. Therefore this issue is considered acceptable.

### **Other Issues**

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation:

### **Public Health**

Whilst the comments raised by the Public Health and Protection Section are appreciated, it is considered dust and waste matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning waste and dust issues.

### **Property Values**

With regard the issue raised from the public consultation exercise that the value of properties would be affected by the proposal, Members are advised this is not a material planning consideration that could be used to determine the application.

### **Conclusion**

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle, impact on residential amenity and privacy, impact on the character and appearance of the area, parking and highway safety and the impact on ecology (Policies AW1, AW2, AW5, AW6, AW8 and Policy SSA13).

### **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 development, hereby approved, shall be carried out in accordance with the amended/revised plans received by the Local Planning Authority on 3rd April 2014.

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

3. Building operations shall not be commenced until a sample of the render, bricks, stone for window sills and slate proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample so approved unless otherwise agreed in writing by the Local Planning Authority.

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 in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. The development shall be carried out in accordance with the levels details on plan (90)002B unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect residential and visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development

Plan.

5. Prior to the first beneficial occupation of the first floor flat of Block 2, hereby permitted, the kitchen window in the first floor rear elevation (identified on plan (90)005A) shall be glazed with obscure glass details of which shall first be submitted to and agreed in writing by the Local Planning Authority. The window shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the submitted plans no development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling hereby approved is occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

9. No development shall take place until drainage arrangements have been

submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

10. No dwelling hereby approved shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

11. Prior to occupation of the dwellings full details of the following shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

- (i) Timber Garden Sheds
- (ii) Bin Store

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

12. No development shall take place until a Wildlife Protection Plan for Construction has been submitted to and approved in writing by the local planning authority. The plan shall include:

A timetable to show when demolition works would take place to avoid periods of the year when sensitive wildlife could be harmed (such as nesting bird season).

All demolition activities shall be implemented with the approved details and timing of the plan unless otherwise approved in writing by the local planning authority'.

Reason: To afford protection to animal and plant species in accordance with Policies AW5 and AW8 of the Rhondda Cynon Taf Local Development Plan.

13. Prior to demolition commencing on site, a method for controlling air borne dust, falling/projectiling debris must be submitted to and approved in writing by the Local Planning Authority. The approved method of control shall be complied with during demolition.

Reason: In the interests of safety of all highway users and public in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

14. The existing vehicular crossover to be abandoned shall be reinstated in full flexible footway construction in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation.

Reason: In the interests of highway and pedestrian safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

15. Development shall not begin until details providing for the creation of vehicular crossovers have been submitted to and approved in writing by the Local Planning Authority. The crossovers shall be constructed in accordance with the approved details before the development is brought into use.

Reason: In the interests of highway and pedestrian safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

16. The parking areas shall be constructed in permanent materials, details of which shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter the area shall be retained for the purposes of parking only unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that vehicles are parked off the highway, in the interests of road safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

17. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent over capacity of the existing highway drainage system and potential flooding in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

18. Before leaving the site, all lorries shall be suitably sheeted.

Reason: To prevent debris and dust from demolition works being deposited onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

19. No HGV deliveries shall take place during the demolition and construction period between the hours of 08:30 am to 09:30 am and 15:00 pm to 16:00 pm on weekdays to and from the site.

Reason: In the interests of the safety and free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

20. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

21. The cycle stands identified on drawing (90)002B shall be provided prior to the first beneficial occupation of the dwellings hereby approved

Reason: In the interests of sustainable modes of transport and reducing car dependence in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

22. The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

23. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

24. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in

accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (5th Edition) November 2012.

25. Construction works on the development shall not take place other than during the following times:

- i) Monday to Friday 0800 to 1800 hours;
- ii) Saturday 0800 to 1300 hours;
- iii) Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**APPLICATION NO:** 14/0304/10 (BJW)  
**APPLICANT:** Gilheaney Construction  
**DEVELOPMENT:** 3 No. link houses.  
**LOCATION:** SITE OF FORMER TABERNACLE CHAPEL,  
DUMFRIES STREET, TREORCHY, CF42 6TR  
**DATE REGISTERED:** 11/03/2014  
**ELECTORAL DIVISION:** Treorchy

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**RECOMMENDATION: Approve.**

**REASONS:**

**The proposal would make productive use of a disused site that would be in keeping with surrounding land uses and of a scale and design that would be sympathetic to the character of the area and not detrimental to the existing neighbouring properties.**

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**APPLICATION DETAILS**

Full planning permission is sought for the construction of 3 link houses on the site of Tabernacle Chapel, Dumfries Street, Treorchy.

The dwellings would be located at the front of the site, directly onto the footway of Luton Street and attached to the old Chapel Vestry which is used as a practice room

for the Park and Dare band. The properties would consist of a three, link two storey dwellings with rear garden areas.

The properties would measure 4.7m in width by 7.5m in depth by 4.9m in height to the eaves, 7.3m in height to the ridge of the roof as viewed from Jestyn Street and would be finished in facing brickwork with contrasting brick quoins and headers and a concrete tiled roof.

Accommodation would consist of a lobby, living room, W.C., kitchen and dining area at ground floor; 3 bedrooms and a bathroom at first floor.

The application is accompanied by a Design and Access Statement (DAS) in support of the application. The DAS states that the proposal would respect the surrounding area in terms of building finish that will allow the dwellings to blend in and would supply housing appropriate to the area that meets local demand.

The DAS also acknowledges the previously approved schemes on the site and the issues raised by the owners of the adjoining vestry building over not having right of way to the rear of the property. The current scheme now has separate access arrangements to the rear garden areas and the Old Vestry.

## **SITE APPRAISAL**

The application site is located at the junction of Dumfries Street and Luton Street in Treorchy and contains the remains of Tabernacle Chapel which is in a state of partial demolition.

Attached to the former Chapel building is a building that was the former vestry of the chapel. The vestry building is now used as the Parc and Dare band room. The external window design of the band room matches that of the former chapel.

The building occupies virtually the entire curtilage of the site and is flanked by No 120 Dumfries Street (a domestic dwelling), which has a first floor landing window facing the application property.

## **PLANNING HISTORY**

11/0422	Tabernacle Chapel, Dumfries Street, Treorchy	3 no. town houses.	Grant 13/10/2011
07/0989	Tabernacle Chapel, Dumfries Street, Treorchy	Conversion to 6 No. one bedroom retirement flats.	Refused 07/04/08  Appeal: ALC 22/10/08
06/2455	Tabernacle Chapel,	Change of use and conversion of	Withdrawn

	Dumfries Street, Treorchy	chapel to 9 No. 1 bedroom flats	01/02/07
94/0389	Vestry of Tabernacle Chapel rear of Dumfries Street	Change of use from vestry to band hall	Granted 19/09/94
94/0354	Vestry of Tabernacle Chapel rear of Dumfries Street	Change of use from vestry to band hall	Permission Required 20/06/94
84/0941	Tabernacle Chapel, Dumfries Street	Internal alterations for a Aikido/sports club	Granted 03/05/85
82/1250	Tabernacle Chapel, Dumfries Street	Change of use from disused chapel to Aikido material arts centre	Granted 24/01/82
80/0136	Tabernacle Chapel, Dumfries Street	Conversion into art centre and living accommodation	GTD 22/07/79
79/1234	Tabernacle Chapel, Dumfries Street	Arts centre/living accommodation	Granted 30/01/79

## PUBLICITY

This has included site notices and the direct notification of properties surrounding the site. Two responses have been received, one objecting to the proposal while another is in support of the application. The main points of the letters are detailed below:

Objection letter received from Mr. Malcolm Pickin of the Parc and Dare band hall.

1. The site is extremely restricted.
2. The development is unlikely to promote the sole use of public transport and is likely to impact limited current parking due to the likely needs of the potential residents to own cars for commuting.
3. The site adjoins the band hall for the Parc and Dare band who practice there a number of evenings each week. This will cause a conflict between the band activities and the residents due to potential noise issues.

Letter of support received from Mr. Hywel John on behalf of the residents committee for the area.

1. The scheme has the full support of residents in the area.
2. We (the residents committee) have consulted with Mr. Gilheaney (the applicant) and approve fully of his plans for 3 link houses and consider it will significantly improve the immediate area and remove an eyesore.

## CONSULTATION

Transportation Section – no objection, subject to conditions.

Land Reclamation and Engineering – no objection, subject to conditions.

Public Health and Protection – no objection, subject to conditions.

Natural Resources Wales – no objection, standard advice offered.

Dwr Cymru Welsh Water – no objection, subject to conditions.

Glamorgan Gwent Archaeological Trust – no adverse response received.

Countryside Landscape and Ecology – no objection, standard advice and inclusion of bat advisory notes suggested.

## POLICY CONTEXT

The site is within the settlement boundary and unallocated.

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

**Policy CS1** - sets out criteria for achieving sustainable growth.

**Policy AW1** - outlines the Councils need to meet the housing land requirement from sources including (3)...unallocated land within the defined settlement boundary of Key Settlements.

**Policy AW2** - sets out criteria to ensure that development of non-allocated sites are only permitted in sustainable locations.

**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.

**Policy AW7** – protects sites of architectural and/or historical merit. Development will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character and appearance of the site.

Section 5.50 of the supporting text states, in addition to these formally recognised buildings and areas, there are individual buildings, groups of buildings and features, which, whilst not subject to formal recognition, make an important contribution to the character and appearance of local communities.

This policy will be used to ensure that these important features are protected and enhanced.

**Policy AW8** - only permits development where it would not cause harm to features of the natural environment.

**Policy AW10** - development proposals must overcome any harm to public health, the environment or local amenity.

**Policy NSA2** - sets out the criteria for development proposals within the identified Key Settlement of Treorchy.

**Policy NSA10** - seeks residential densities of 30 dph or more, and gives criteria for any allowances for lower densities.

**Policy NSA12** - gives further criteria for development within settlement boundaries.

**Policy NSA13** - sets out criteria concerning the rehabilitation and conversion of large buildings in the Northern Strategy Area.

### **National Guidance**

In the determination of planning applications regard should also be given to the requirements of National Planning Policy that 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 2 (development plans), Chapter 3 (making and enforcing planning decisions), Chapter 4 (planning for sustainability), Chapter 9 (housing) set out the Welsh Government's policy on planning issues relevant to the determination of this planning application.

### **Other relevant policy guidance consulted:**

Planning Policy Wales Technical Advice Note 12 Design

### **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.

### **Main issues:**

#### **Principle of the proposed development**

The development site is within the defined settlement boundary where development is considered to be acceptable subject to compliance with other policies within the Local Development Plan. The site also benefits from two previous consents, one for the conversion of the former Chapel and the other for the erection of 3 town houses. Consequently, it is considered that the principle of using the site for residential purposes has been established by the previous consent and is acceptable.

It is considered that the dwellings could be accommodated at the site without leading to over development and that the proposal would make a productive use of the land that would be in keeping with surrounding land uses.

## **Character and Appearance of the area**

The area is characterised by traditional terraced housing. It is considered that the site would represent an “infill” opportunity and effectively finish off this part of the street.

It is considered that the properties are of an acceptable design and scale in terms of other terrace properties within the street frontage and are sympathetic to the character and appearance of the area in this regard. Additionally, due to the partially demolished nature of the Chapel building, it is considered that the proposal would be a visual improvement on the existing situation at the site.

Therefore, it is considered that the proposal is respectful, sympathetic and acceptable in terms of the character and appearance of the area.

## **Impact on amenities of neighbouring properties**

The site represents an infill plot that would have a close relationship with existing neighbouring properties due to the densely built-up urban form of this area.

Having regard to the layout, scale and design of the properties and their relationship with surrounding dwellings it is considered that the proposal would not have a detrimental impact on neighbouring residential properties. Indeed a similar arrangement, albeit for three storey town houses, was approved by virtue of the previous application at the site. In terms of the use of the existing adjacent vestry building it is acknowledged that this building is used as a practice hall for the Parc and Dare band. There is clearly potential for some disturbance to residents of the proposed dwellings and this could become a problem for both the activities of the band and the amenity of future residents.

In this regard it is considered that a suitably worded condition, requiring a scheme of acoustic attenuation for the dwellings be submitted and approved in writing by the Council and that the approved scheme be implemented prior to beneficial occupation of the properties would be a suitable means of ensuring a suitable outcome for both parties. A condition of this nature was imposed on the initial consent for the conversion of the Chapel to flats by the Welsh Government’s Planning Inspector and it is considered to be reasonable and necessary to include a similar condition to address this issue.

Consequently, having regard to the issues above it is considered that the proposal is acceptable.

## **Highway safety**

The Transportation Section has raised no objection to the application. This view acknowledges the previous appeal decision on application 07/0989 and the most recent planning approval at the site.

There is some concern that the proposed development would exacerbate the already existing high demand for on-street car parking space to the detriment of highway and pedestrian safety. However, the previous application proposal was for 6 flats requiring up to a maximum of 12 spaces (07/0989) and this proposal requires up to a maximum of 9 spaces.

The Planning Inspector, in allowing the appeal with no off-street car parking spaces (12 required), stated that the proposal would not result in any material harm to residents in terms of highway safety interests and therefore it is on this basis that on balance, no highway objection is raised.

It is considered that the application site is in a sustainable, town centre location, close to alternative transport modes and a wide range of local amenities. Consequently, due to the planning history of the site and its sustainable location, it is considered that the proposal is acceptable in this regard.

### **Other issues**

The previous application for a link of 3 town houses was previously approved at the site and demolition work on the Chapel commenced to facilitate that development. However, the owners of the existing attached vestry claimed that the scheme would prevent their right of access to the rear of the site and works were halted.

The current scheme allows access to the rear of the former vestry building to be retained by way of a gated footpath. It is considered that this layout adequately addresses this issue which has not been raised by the owners of the vestry.

### **Conclusion**

The application represents an acceptable form of residential development that would be in keeping with the existing properties, sympathetic to surrounding land uses and would not be detrimental to the existing amenities or highway safety of the area.

Consequently, the application is considered to comply with the relevant policies of the Local Development Plan in respect of the issues outlined above (and in accordance with Policies AW5, AW6, AW8 and AW10).

### **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. Prior to the commencement of development, a detailed site investigations report shall be submitted to and approved in writing by the Local Planning Authority. The report should be sufficiently detailed to establish if any

ground precautions are necessary in relation to the proposed development and the precautions that should be adopted in the design and construction of the proposed development in order to minimise any damage which might arise as a result of ground condition. The development, hereby permitted, shall be carried out in accordance with the approved site investigations report.

Reason: The site may be unstable and as such a stability report is required in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no windows or roof lights (other than any hereby permitted) shall be installed without the prior express permission of the Local Planning Authority.

Reason: To safeguard the privacy of residents in the locality in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

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 in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. Construction works on the development shall not take place other than during the following times:
- i) Monday to Friday 0800 to 1800 hours;
  - ii) Saturday 0800 to 1300 hours;
  - iii) Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. Each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6<sup>th</sup> Edition) February 2014.

9. Unless otherwise agreed in writing by the Local Planning Authority, construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6<sup>th</sup> Edition) February 2014.

10. Prior to the occupation of each individual dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6<sup>th</sup> Edition) February 2014.

11. Prior to the development commencing a scheme of soundproofing shall be submitted to and specifically approved in writing by the Local Planning Authority. No part of the development shall be occupied until the scheme of soundproofing has been completed in accordance with the approved details.

Reason: To ensure that the development is adequately protected from the potential source of noise from the existing adjacent Parc and Dare band in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**APPLICATION NO:** 14/0337/10 (BJW)  
**APPLICANT:** Mr K Green  
**DEVELOPMENT:** Garage extension.  
**LOCATION:** YNYSCYNON GARAGE, 235-240 YNYSCYNON ROAD, TREALAW, TONYPANDY, CF40 2LL  
**DATE REGISTERED:** 27/03/2014  
**ELECTORAL DIVISION:** Trealaw

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**RECOMMENDATION: APPROVE**

**REASONS:**

**The proposed garage extension would be of an acceptable scale and design that would be sympathetic to existing buildings at this commercial site and would not have an adverse impact on neighbouring residential properties in terms of loss of amenity or highway safety considerations.**

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**APPLICATION DETAILS**

The application seeks consent for the construction of a garage extension at the Ynyscynon Garage, 235-240 Ynyscynon Road, Trealaw.

The extension would measure 15.65m in length by 12.6m in depth by 5.5m in height and would provide 3 additional bays, capable of accommodating 2 vehicles in each bay. The building would be constructed from concrete block, finished with a fined down render and a box profile roof to match the existing workshop at the site.

The proposed extension would be located on an area of yard at the rear of the site currently used for the parking and storage of vehicles that are awaiting works to be done on them.

The Design and Access Statement (DAS) states that the proposal incorporates the height and width standards issued by the Ministry of Transport for the requirements to undertake inspection works on Class 4 vehicles. The DAS also states that the scale and design of the extension would be in keeping with the character and appearance of the existing commercial buildings at the site, would blend in with those existing buildings and would provide a more structured workshop for employees and customers.

## **SITE APPRAISAL**

The site is located on Ynyscynon Road in a residential area of Trealaw, has a road frontage of 52m and an area of approximately 2040 square metres.

The site contains a historic maintenance MOT garage and a hand car wash on a relatively flat area. The ground slopes away towards the River Rhondda to the west while the site is bounded by Ynyscynon Road to the west and residential properties to its south and western boundaries.

The site is on one of the main road routes through the valley and the area is predominantly residential in use and character.

## **PLANNING HISTORY**

None.

## **PUBLICITY**

This has included site notices and the direct notification of properties surrounding the site. One letter has been received, the main points of which are detailed below.

1. All vehicles exit the site at the same point onto the main road. The garage is on a blind bend and visibility is very poor when moving from a parked position onto the main road in the surrounding area.
2. Additional, heavier vehicles using the site increases the volume of traffic. This would add to the already dangerous and congested road situation.
3. There have been numerous accidents along this stretch of road and residents have had their cars written off on more than one occasion.
4. Large vehicles need an industrial site for repairs with easy access and exit, not a busy and dangerous main road.
5. The extension is too high, too long and out of keeping with the residential surroundings.

## **CONSULTATION**

Transportation Section – no objection subject to a condition for details of dedicated parking and turning provision within the remaining site.

Land Reclamation and Engineering (Drainage) – no objection, subject to conditions relating to flood risk management and ground conditions for infiltration methods of drainage.

Public Health and Protection Division – no objection, subject to a condition restricting the hours of operation during the construction phase of the development.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary of Trealaw and is unallocated.

**Policy CS1** - sets out criteria for achieving sustainable growth including, promoting and enhancing transport infrastructure services.

**Policy AW2** - supports development in sustainable locations and includes sites that are within the defined settlement boundary and would not unacceptably conflict with surrounding uses. They should also have good accessibility and access and should be outside C2 flood zones.

**Policy AW5** - lists amenity and accessibility criteria that will be supported in new development proposals, including; the scale and form of the development would have no unacceptable effect on the character and appearance of the site and surrounding area, there should be no significant impact on the amenities of neighbouring occupiers and the development should be compatible with other uses in the locality.

**Policy AW6** - lists design and place making criteria that will be supported in new development proposals.

**Policy AW10** – states that development will not be permitted where they would cause or result in a risk of unacceptable harm to health and/or local amenity because of issues including contamination.

### **NATIONAL GUIDANCE**

#### Chapter 3 - Making and Enforcing Planning Decisions

3.1.1 The planning system is intended to help protect the amenity and environment of towns, cities and the countryside in the public interest while encouraging and promoting high quality, sustainable development.

#### Chapter 7 – Economic Development.

7.6.3 Employment and residential uses can be compatible and local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised.

### **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.

## **Main issues:**

### **Principle of the proposed development**

The site is within the defined settlement boundaries where development is considered to be acceptable, subject to compliance with other policies in the Local Development Plan.

The site is already an established business use, operating as a maintenance garage, paint spraying shop and hand car wash. It is considered that the principle of extending the use of the premises, onto the existing yard area would be acceptable. Other material considerations, such as the impact on neighbouring properties, the visual amenity of the area and highway safety are considered below.

### **Impact on neighbouring properties**

The site is located on the main Ynyscynon Road route through this part of Trealaw. It is acknowledged that the proposal would add a significant building within the site. However, it is considered that the building would be further away than the existing building and that consequently, the increased height and activity would be mitigated by this fact.

It is considered that the building would be of an acceptable design and scale that would not have an adverse impact in terms of loss of light, privacy, outlook or general amenity terms such as additional levels of noise and disturbance.

The point raised by the neighbouring property in relation to the extension is acknowledged, however, it is considered that the extension is to an existing commercial building on a site used for those purposes. It would not be reasonable to expect a building of that nature to be in keeping with residential surroundings.

Consequently, it is considered that the application is acceptable in this regard

### **Impact on the visual amenity of the area**

The proposed extension would be of an acceptable scale and design that would be in keeping with the character and appearance of the site and the immediate area.

The design of the extension is utilitarian in appearance and commensurate with the size of the site and the requirements of the Ministry of Transport. The building is also located within the site at a greater distance from surrounding properties than existing buildings.

Therefore, it is considered that the proposal is acceptable in this respect.

## Highway safety

The Transportation Section has raised no objection to the application subject to a condition requiring the details of 18 on-site parking spaces and a single HGV vehicle space with access arrangements to serve the development.

These comments acknowledge the current sub-standard visibility to the left from the site onto Ynyscynon Road. However, it is considered that the more critical vision splay is to the right in the direction of on-coming traffic and this is adequate and acceptable. In addition there have been no recorded accidents in the past 5 years in the vicinity of the site.

Therefore, no highway objection has been raised subject to the condition suggested. The comments and suggested condition also acknowledges that there is adequate space within the site to accommodate the requirements of the condition.

The comments of the neighbouring property are recognised, however, it is considered that they are not supported by accident data for the area. While the comments are acknowledged it is considered that the adequacy of the development in highway safety terms is achievable, subject to conditions.

## Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact, highway safety and the impact on neighbouring properties (Policies AW5, AW6 and AW10).

## 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. Building operations shall not be commenced until samples of the materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

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 in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. Construction works on the development shall not take place other than during the following times:

- i) Monday to Friday 0800 to 1800 hours;
- ii) Saturday 0800 to 1300 hours;
- iii) Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Notwithstanding the details shown on the submitted plans, development shall not commence until details of the off-street car parking for 18 cars and 1 HGV vehicle with access / egress in forward gear have been submitted to and approved in writing by the Local Planning Authority. The parking and turning shall be carried out in accordance with the approved details prior to beneficial occupation of the new extension.

Reason: In the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**APPLICATION NO:** 14/0423/10 (GH)  
**APPLICANT:** Mr C Batten  
**DEVELOPMENT:** Single storey side/rear extension, detached garage.  
**LOCATION:** THE WILLOWS, LLANTRISANT ROAD, BRYNTEG, LLANTRISANT, PONTYCLUN, CF72 8LR  
**DATE REGISTERED:** 07/04/2014  
**ELECTORAL DIVISION:** Beddau

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**RECOMMENDATION:** Approve

**REASONS:**

**The application is considered to be acceptable in respect of its visual impact and its impact upon the amenity and privacy of the neighbouring residential properties and the neighbouring SINC/SLA designated site.**

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**APPLICATION DETAILS**

Planning permission is sought for alterations comprising a wrap-around extension and replacement garage at The Willows, Llantrisant Road, Brynteg.

It is proposed to construct a combined side and rear extension on the north and west elevations respectively. The side extension, measuring 2.7m to the eaves will

project 1.8m from the existing northern elevation and will come close, but not quite parallel, with the boundary of the neighbouring dwelling 'Lindisfarne'. Hence, the distance from this boundary ranges from about 10cm at the narrowest point to 30cm at the widest. From the highway, the main roof ridgeline will be extended by nearly 2m, in order for the hipped section to contain the proposed extension.

A forward (east) facing window will serve a new en suite bathroom, whilst an obscure glazed Velux style roof light will provide natural light to the proposed utility room. A small vent will protrude from the hipped roof directly above.

The western rear facing element of the proposals, to provide a replacement kitchen diner, will extend 3.5m into the rear plot, with a width of 5.3m. Alterations to the roof will be in common with the side elevations, with a west facing hip rather than gable end.

Previously a small single garage, accessed by a hard standing, sat close to the southern boundary with 'Amynedd'. This is to be replaced by a separate garage, located towards the south western corner of the rear garden. The replacement is a double size garage of 7m width and length. The eaves height is 2.7m and it will sit between 0.5 and 1m from the boundary fence. The forward and rear facing elevations of the garage will have gable ends. Plans demonstrate that the roof will drain to an existing soakaway. The garage door aperture will measure 2.25 by 4.25m and a small single side door will face into the garden

It is proposed that the materials used for the extension will match the existing, i.e. cement render, concrete roof tiles and uPVC windows and doors. The garage will also have a concrete tile roof, but elevations will be brick faced.

## **SITE APPRAISAL**

The property is a double-fronted, traditionally styled bungalow and in common with neighbouring properties, is situated on a sizeable plot. A close-cropped privet style hedge marks the boundary with the highway, behind which sits a front garden of minimum 7m depth.

Along this section of Llantrisant Road, the land, like the highway, tends to fall from north to south. Individual properties are stepped as they follow the contours. To the north the two-storey dwelling 'Lindisfarne' and flat roofed garage attached to it, sit on a base approximately 1m higher than 'The Willows'.

From the aspect of 'Amynedd' to the south the area to be contained by the extension either cannot be seen or is blocked by the applicant's conservatory – previously erected under permitted development rights.

The rear plot, where it is proposed to erect the double garage, reaches about 33m to its western limit. At this point it is bordered by a deciduous wooded area and the area designated as a Site of Interest for Nature Conservation (SINC) and forming part of the Llantrisant Surrounds Special Landscape Area (SLA). In addition there is

a large wooden outbuilding in the form of a workshop which has been built previously.

## **PLANNING HISTORY**

10/5642/25

Conservatory

Permitted Development  
28/09/2010

## **PUBLICITY**

The application has been advertised by direct contact with five neighbouring properties and one letter of objection has been received from the dwelling 'Lindisfarne'. Concerns have been raised about the close proximity of the new side elevation to the existing boundary wall (ranging between 10 and 30 cm) giving limited access for future maintenance.

The objection has been noted, although it is appreciated this is not a significant material consideration in the determination of the application.

## **CONSULTATION**

Countryside, Landscape and Ecology - no adverse comments have been received.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Beddau.

**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.

**Policy AW8** - requires that development proposals do not cause harm to designated sites and their features.

**Policy SSA13** - details criteria for development within defined settlement boundaries.

**Policy SSA23** - identifies the location of Special Landscape Areas (SLAs) and criteria for development within.

### **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 3 (Making and Enforcing Planning Decisions) and 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.

**Other policy guidance considered:**

PPW Technical Advice Note 12 - Design

PPW Technical Advice Note 5 - Nature Conservation and Planning

**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.

**Main Issues:**

**Principle of the proposed development**

The application relates to the extension of an existing residential property and the principle of development is therefore acceptable subject to the criteria set out below.

**Impact on the character and appearance of the area**

The proposed single storey side and rear extension is considered to be acceptable in terms of its scale, design and in particular with regard to its well-screened location within the curtilage of The Willows. In addition, the proposed double garage is also considered to be acceptable in terms of its position and design.

The proposed development would be sympathetic and subservient additions to the property and would not have a significant impact on the character and appearance of the existing property or wider area.

**Impact on residential amenity and privacy**

The development of the extension will have minimal, if any, impact on the property to the south. Furthermore, due to the side and rear extension being set approx 1m lower than the two-storey dwelling to the north, with the garage belonging to that property providing an extra screen, it is likely that only the rear part of the proposals could be seen from this point. The plans demonstrate that this section will project no further west than the north-west corner of 'Lindisfarne'.

The proposed single storey extension is not likely to have a detrimental impact upon the residential amenity or privacy of neighbouring properties, or to dwellings on the opposite side of the wide highway. In addition, being set well back in a very large plot, it is considered that the proposed detached garage will also not have a detrimental impact upon the residential amenity or privacy of neighbouring properties.

**Impact on the Site of Interest for Nature Conservation (SINC)**

The proposal for the replacement garage is close to the adjoining SINC designated land. However, no objections have been received from the Council’s Countryside, Landscape and Ecology section, and there is already an existing outbuilding erected under permitted development rights. It is considered that the proposed development will not cause detriment to the designation area.

**Other issues:**

Maintenance of existing wall: Whilst the neighbouring property has raised concerns that the limited space between the new extension and boundary wall may restrict access for future maintenance, this is a matter for the applicant and is not therefore considered to be a significant material consideration that could be apportioned much weight in determining the application.

**Conclusion**

It is considered the proposal would not have a significant impact on the character and appearance of the locality, upon the residential amenity of the surrounding neighbouring properties or upon the SINC/SLA. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5, AW6, AW8, SSA13 and SSA23).

**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 side and rear extension shall match as near as possible the materials of the existing dwelling.

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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**APPLICATION NO: 14/0449/13 (MF)**

**APPLICANT:** Mr M Rossiter  
**DEVELOPMENT:** One detached dwelling.  
**LOCATION:** PLOT 9, DANYLAN ROAD, MAESYCOED,  
PONTYPRIDD.  
**DATE REGISTERED:** 10/04/2014  
**ELECTORAL DIVISION:** Rhondda

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**RECOMMENDATION:** Approve

**REASONS:**

The redevelopment of the site for residential purposes is compatible with the area. It is considered possible to develop one residential dwelling on the site without adversely impacting upon the character and appearance of the locality, the residential amenity of neighbouring occupiers, or highway safety. As such, the application is considered to comply with the relevant policies of the Local Development Plan.

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### **APPLICATION DETAILS**

Outline planning permission is sought for the erection of 1 no. detached dwelling on Plot 9 Danylan Road, Pontypridd. The application seeks consent for the principle of the development along with access. All other matters are reserved for future consideration.

The plot is rectangular in shape measuring approximately 0.03ha. A block of 5 garages are currently located on the site fronting Danylan Road. It is proposed that 3 of the garages be demolished and 2 are retained creating a hardstand that could accommodate 2 vehicles providing a total of 4 off-street parking spaces for the proposed dwelling. The existing dropped kerb and vehicular crossover serving the garages would be utilised for access.

Indicative block and elevation plans have been submitted that indicate a split level dwelling would be located towards the front of the site. Whilst siting, scale and appearance are both matters reserved for future consideration, it has been indicated that the dwelling would be within the following scale ranges:

- Width: minimum 9 metres – maximum 10 metres
- Depth: minimum 11 metres – maximum 12 metres
- Height: minimum 9 metres – maximum 9.5 metres (from the ground level of the two storey rear elevation).

The application is accompanied by the following:

- Design and Access Statement.

## SITE APPRAISAL

The application site is a roughly rectangular plot measuring approximately 10 metres in width by 25 metres in depth. It has a frontage on to Danylan Road where a block of 5 garages are sited and accessed. The garages are located at street level, however, the land to the rear falls steeply away to the north east.

There is a history of outline and full planning permissions for the adjacent plots along Danylan Road. There is a similar split-level detached property immediately adjacent to the application site to the west, as well as several other similar properties along Danylan Road to the south east of the site. A further similar split level detached property is currently under construction immediately to the east of the site at Plot 8. The properties opposite are traditional two storey terraced dwellings. There are no residential properties situated immediately to the rear of the plot which is waste land.

## PLANNING HISTORY

Planning applications submitted within the last 10 years include:

12/1246	Plot 8, Danylan Road, Maesycoed	One detached dwelling	Granted 25/01/13
12/0693	Plot 7, Danylan Road, Maesycoed	Erection of single dwelling house	Granted 30/08/12
11/0970	Plot 8, Danylan Road, Maesycoed	Development of a detached dwelling with off road parking (outline)	Granted 04/11/11
08/1378	Land adjacent to Gwelfar Cwm, Danylan Road, Maesycoed	Detached dwelling with integral garage	Granted 24/10/08
08/1327	Plot 7, Danylan Road, Maesycoed	Erection of single dwelling house	Granted 17/11/08
07/1941	Land adjacent to Gwelfar Cwm, Danylan Road, Maesycoed	Construction of detached split level dormer style dwelling	Granted 16/01/08
07/0915	Land at Danylan Road, Maesycoed	Construction of a detached split level dormer style dwelling	Refused 06/07/07
05/0495	Land at Danylan Road,	Detached dwelling and 2 domestic	Granted

Maesycoed

garages (outline)

08/07/05

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification and site notices. One letter of objection has been received from residents of the adjacent property, Hillside View making the following comments (summarised):

- The proposed dwelling would overshadow the adjacent property Hillside View.
- The proposed dwelling would overlook the adjacent property Hillside View.

## **CONSULTATION**

Transportation Section – no objection, subject to conditions.

Land Reclamation and Engineering – no objection, subjection to conditions.

Public Health and Protection – no objection, subject to conditions.

Countryside, Landscape and Ecology – no objection.

Dwr Cymru/Welsh Water – no objection, subject to conditions.

Natural Resources Wales – no comments received within the consultation period.

Wales and West Utilities – no comments received within the consultation period.

South Wales Electricity Board – no comments received within the consultation period.

## **POLICY CONTEXT**

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

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

**Policy AW1** – sets out the requirements for new housing development and the methods by which the provision of new housing will be met.

**Policy AW2** – supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses. Developments should support the role and function of small settlements.

**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.

**Policy SSA13** – controls development within the settlement boundary.

### **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 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 8 (Transport) and Chapter 9 (Housing) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 12: Design.

### **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.

### **Principle of the Proposed Development**

The application seeks outline planning permission for the construction of a single dwelling and its access with all other matters reserved. The application site is located within the defined settlement boundary where the principle of development is considered to be acceptable subject to compliance with other policies within the Local Development Plan and relevant material considerations.

It is considered that the use of the site for a dwelling would be suitable and appropriate to the prevailing uses in the area that are also exclusively residential. The site is of adequate and suitable dimensions to accommodate a dwelling of the size and scale that is proposed as has been demonstrated on adjacent plots along Danylan Road. In addition, the Council's Transportation Section has commented that there is adequate room within the site to provide acceptable access and parking arrangements subject to the imposition of conditions. It is therefore considered that the principle of a single dwelling and its access at the site is acceptable.

### **Visual Impact**

The appearance, landscaping, layout and scale of the scheme are reserved for future consideration and are within the control of the Local Authority. This would therefore allow the Council to reject schemes that would have an adverse impact in these respects.

However, having regard to the size of the site and its environs, it is considered that the site is capable of accommodating a carefully designed dwelling that would not result in a detrimental impact upon the character and appearance of the surrounding area. Though currently grassed, the site is not an important open space in street scene. Moreover, allowing the development of a dwelling on the site would give more coherence to the street scene, the appearance of which is somewhat haphazard due to its currently fragmented nature. As such, the application is considered acceptable in this regard.

### **Residential Amenity**

As set out above, the property is located within an established residential area and therefore, it is important that the privacy and amenity of existing neighbouring residents is safeguarded.

Whilst matters relating to the scale and appearance of the dwelling are reserved for future consideration, it is acknowledged that concerns have been raised by residents of the adjacent dwelling, Hillside View in terms of the potential impact the construction of a dwelling on Plot 9 may have upon their privacy and amenity.

The applicant identifies that the maximum footprint and height of the proposed dwelling would be similar to that of the adjacent properties. As such, it is considered that at this scale, it would be possible to develop the plot without resulting in a detrimental impact upon the amenity or privacy of the residents of the closest neighbouring properties. It is however acknowledged that the submitted details are for indicative purposes only and that this issue can be given further careful consideration at the reserved matters stage. As such, the application is considered acceptable in this regard.

### **Highway Safety**

Following consultation, the Transportation Section has raised no objection to the application, subject to conditions. The conditions relate to the implementation of the parking area prior to the development being brought into use and surface water draining within the site. It is considered that the suggested conditions are both reasonable and necessary in order to address highway safety issues. Consequently, subject to the suggested conditions, the proposal is considered to be acceptable in this respect.

### **Other Issues**

It is noted that consultation has been undertaken with the Council's Land Reclamation and Engineering Section and Public Health and Protection Division with

a view to assessing any potential impacts upon land drainage and public health respectively. Their responses raise no objection to the planning application.

Dwr Cymru/Welsh Water have not raised any objections to the scheme but have suggested conditions be added to any consent stating that foul and surface water shall be drained separately from the site and that surface water shall not discharge into the public sewerage system.

## **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 AW1, AW5 and AW6).

## **RECOMMENDATION: Grant**

1. (a) Approval of the details of the siting, scale, and appearance of the building(s), and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the reserved matters referred to in (a) above relating to the siting, scale and appearance of any building to be erected, and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Applications for the approval of reserved matters shall be made before the expiration of three years from the date of this permission.

(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Section 92 and 93 of the Town and Country Planning Act 1990.

2. The submitted indicative layout plans and street scene suggested as part of the application are not approved as part of this planning permission.

Reason: For the avoidance of doubt as to the extent of the permission and to preserve and to enhance the visual amenities of the locality in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. Before the development is brought into use the means of access, together

with the parking facilities, shall be laid out in accordance with the submitted plan ref. 1854 and approved by the Local Planning Authority. The approved details shall be implemented to the satisfaction of the Local Planning Authority prior to beneficial occupation of the dwelling.

Reason: In the interests of highway safety.

4. Surface water run-off from the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding.

5. The reserved matters application shall be accompanied by details of existing and proposed levels (including relevant cross sections). The development shall be carried out in accordance with the approved details.

Reasons: To protect residential and visual amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

7. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development of that phase, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development of that phase die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure, satellite antennae or structures of any kind (other than any hereby permitted) shall be erected or

constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

9. The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 – Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6<sup>th</sup> Edition 6) February 2014.

10. Unless otherwise agreed in writing by the Local Planning Authority, construction of the approved dwelling shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and minimum of 1 credit under 'Ene1 – Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6<sup>th</sup> Edition) February 2014.

11. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 – Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales (6<sup>th</sup> Edition) February 2014.

12. Construction works on the development shall not take place other than during the following times:
- (i) Monday to Friday 0800 to 1800 hours
  - (ii) Saturday 0800 to 1300 hours
  - (iii) Nor at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

13. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

14. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate disposal of foul and surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

15. The development hereby permitted shall not begin until a scheme to deal with contamination has been submitted and approved in writing by the Local Planning Authority. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

1. A desk-top study carried out by a competent person to identify and evaluate all potential sources and impacts of contamination relevant to the site. The desk top study should contain a conceptual site model.

2. A site investigation shall be carried out by a competent person to fully and effectively characterise the nature and extent of any contamination and its implications. The site investigation shall not be commenced until a desk-top study has been completed satisfying the requirements of paragraph (1) above.

3. A written method statement for the remediation of contamination affecting the site shall be agreed in writing with the Local Planning Authority prior to commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority by a competent person. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

16. The development hereby permitted shall not be occupied until the measures approved in the scheme (referred to in Condition 15) have been implemented and a suitable validation report of the proposed scheme has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of health and safety and environmental amenity and so as to accord with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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**APPLICATION NO:** 14/0619/10 (MF)  
**APPLICANT:** Mr K Gough  
**DEVELOPMENT:** Demolition of existing single storey annex to terraced dwelling, proposed new 2 storey rear extension.  
**LOCATION:** 29 MARGARET STREET, ABERAMAN, ABERDARE, CF44 6SF  
**DATE REGISTERED:** 12/05/2014  
**ELECTORAL DIVISION:** Aberaman North

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**RECOMMENDATION:** Approve

**REASONS:**

The proposed development is considered acceptable 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 demolition of an existing single storey annex to the rear of 29 Margaret Street, Aberaman and for the construction of a new two storey extension in its place.

The proposed extension would project 3.6 metres from the rear of the dwelling at both ground and first floor level measuring 4.8 metres in width. It would incorporate a pitched roof design set down from the main ridgeline by 1 metre, 7 metres at its highest point sloping to 5.6 metres at its eaves. The extension would accommodate a kitchen/dining area at ground floor level and a bedroom and bathroom at first floor level. It is proposed the extension be finished in external materials to match the existing dwelling.

### **SITE APPRAISAL**

The application property is a traditional mid-terraced dwelling located within a residential area of Aberaman. The area is characterised by a series of linear arrangements of terraced properties all of similar design and scale. The street rises from east to west with the adjoining properties no's 28 and 30 set at higher and lower ground levels respectively. The dwelling fronts the footway and has an enclosed garden to the rear where a single storey annex (to be removed) has been constructed. There are a number of similar two storey extensions within the locality.

## **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. One letter of objection has been received from residents of the adjoining property, 30 Margaret Street, making the following comments (summarised):

- The proposed extension would overshadow the rear of 30 Margaret Street and its rear amenity space.
- The occupiers of no. 30 would not be able to access their rainwater goods due to the proximity of the proposed extension with boundaries of the two sites.

## **CONSULTATION**

None undertaken.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Aberaman, 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 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions) and Chapter 4 (Planning for Sustainability) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 12: Design.

## **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.

### **Main Issues:**

#### **Principle of the Proposed Development**

The application relates to the extension of an existing residential property. The principle of the development is therefore acceptable, subject to the criteria identified below.

#### **Visual Impact**

The extension is considered acceptable in terms of its scale, design and overall visual appearance. Projecting by only 3.6 metres and being of a pitched roof construction set down from the main ridgeline by 1 metre, the extension would form a sympathetic and subservient addition to the main dwelling. The use of appropriate matching materials will further ensure the extension is not overly prominent within the surrounding rear street scene. In addition a number of other properties within the locality have similar two storey rear extensions and it is therefore considered a precedent for this type of development has been set within the area. As such the extension is considered acceptable in this regard.

#### **Residential Amenity**

It is acknowledged that there will be a degree of overlooking to the rear gardens of the adjoining properties given that the first floor bedroom window would be projected 3.6 metres further forward than the previous window. However, given the nature of terraced properties, there will always be a degree of overlooking into one another's rear gardens from bedroom windows. Therefore, it is not considered the addition

would increase the current levels of overlooking from the site to such an extent that would justify refusal of the application.

Given the siting of the proposed extension in close proximity of the boundaries of the site, the addition would have a degree of overbearing impact upon the adjoining properties. However, projecting by only 3.6 metres and projecting no further than the single storey extensions to both adjoining properties, this impact would not be considered significant enough to warrant the refusal of the application.

It is also acknowledged that being in such close proximity of the boundaries of no's 28 and 30 Margaret Street, there would be a degree of overshadowing impact upon the adjoining properties during the morning and evening respectively. However, this impact would affect a small area of the rear amenity space only given the fact that both adjoining properties have rear single storey extensions projecting in excess of 4 metres. Therefore, the extension is not considered to have a significant enough adverse overshadowing impact upon the neighbouring properties as to warrant the refusal of the application.

It is therefore considered that the proposal would not adversely affect the residential amenity or privacy of the neighbouring properties to a degree that would warrant a recommendation other than to approve the application. Consequently, the application is considered acceptable in this regard.

### **Other Issues**

The objector has raised a point relating to the potential loss of access to their rainwater goods given the siting of the proposed extension in close proximity of the boundaries of the two sites. This is not considered to be a material planning consideration.

### **Conclusion**

It is not considered the extension would have a detrimental impact upon the character and appearance of the locality or would harm the residential amenity of the neighbouring properties to a degree that would warrant refusal of the application. 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.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no windows or roof lights (other than any hereby permitted) shall be installed without the prior express permission of the Local Planning Authority.

Reason: To safeguard the residential amenity and privacy of the neighbouring property in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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**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**

**19 JUNE 2014**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATIONS RECOMMENDED  
FOR APPROVAL**

**OFFICER TO CONTACT**

**MR J BAILEY  
(Tel: 01443 425004)**

**See Relevant Application File**