

APPLICATION NO: 15/1159/10 (GH)
APPLICANT: Mr Gillespie
DEVELOPMENT: Rear extension to ground floor.
LOCATION: 2 OXFORD STREET, TREFOREST, PONTYPRIDD,
CF37 1RU
DATE REGISTERED: 17/12/2015
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve

REASONS:

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

APPLICATION DETAILS

Full planning permission is sought to construct a ground floor extension to the rear of 2 Oxford Street, Treforest.

It is proposed to rebuild and enlarge an existing single storey extension, by increasing its depth from 4.75m to 5.5m, and widening, by a maximum of 1.6m, to the full width of the plot.

The current roof, consisting of a corrugated monopitch arrangement would be replaced by a flat roof to the same height of 2.6m, and with the addition of a rooflight. It is also proposed to tie-in the roof and southern side elevation to the extension of the property next door.

A casement window, to the new kitchen and living space, would be installed within the northern side elevation, immediately adjacent to Duke Street; with a pair of French doors to the rear elevation. The new fenestration would be of uPVC manufacture, with rendered elevations to match.

In addition and as a matter of accuracy, it is noted from the plans accompanying the application, that a box dormer is proposed to be fitted within the rear plane of the roof. Due to its position and size, this would be considered as permitted development, and does not require planning consent.

Similarly, a Velux-style rooflight would be installed within the forward facing plane of the main roof, but also benefits from permitted development rights.

This application is presented for determination by Members of the Development Control Committee, at the request of the ward member Councillor Steve Powderhill.

SITE APPRAISAL

The application property is an end of terrace house, situated on the corner of Oxford Street and Duke Street, close to the football ground in the western part of Treforest.

The front elevation of the house, which is of typical Victorian style and appearance, immediately fronts the highways to the east, whilst the rear plot tapers in width due to the alignment of the highway.

Currently, a single storey rear extension and outbuilding are located within the back yard, which extends to a maximum depth of 12.2m, and is enclosed by a solid boundary wall above head height. An adopted service lane runs immediately to the other side of the boundary.

Neighbouring properties are located immediately to the south, 14.5m to the east, and at least 37m to the west. During the site visit a wide range of rear extension development was noted at many other properties in the vicinity.

PLANNING HISTORY

There are no recent applications on record associated with this site

PUBLICITY

The application has been advertised by direct notification to six neighbouring properties.

One letter of objection was received on behalf of the Treforest Residents Association. However, the objections referred to the potential conversion of the property to a six-bedroomed dwelling or House in Multiple Occupation (HMO) and the impact upon the character of the neighbourhood, as well as increased demands on on-street parking.

Firstly, although the property would require an HMO Licence from Public Health and Building Regulations approval, it would not require a planning application for change of use; unless it were to accommodate seven or more individuals.

Secondly, the works to enable the additional bedrooms, particularly those to the roof, are permitted development and could be accomplished without the need for a planning application or reference to the Planning Authority; regardless of their future use or in combination with other internal layout changes.

The matter for determination, as highlighted above, is the appropriateness of the enlargement of the extant ground floor extension. As the objector's correspondence notes "a small ground floor extension is not generally a matter that neighbours would object to."

CONSULTATION

Countryside:

There are no relevant SewBrec Records of Statutory Protected Species from the immediate vicinity. However, an appropriate bat informative note will be needed on any planning permission.

Public Health and Protection:

No objections, but recommend conditions relating to hours of operation, noise, dust and waste. However, given that this is a domestic development, it is considered that the imposition of these conditions would be considered unreasonable and unnecessary where such issues can be controlled by other legislation.

Dwr Cymru Welsh Water:

A standard consultation response noting the potential proximity of DCWW assets to the site, and requesting an informative note to the applicant is appended to any consent.

No other consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Treforest

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 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 policy guidance considered:

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 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 development is considered to be acceptable in terms of the design, siting, massing, scale, materials and overall visual appearance. This view is taken for the following reasons:

As highlighted earlier, the developments which are most likely to have an impact on the street scene, namely the box dormer and main roof light, are those which do not require planning consent, being within the scope of permitted development.

Conversely, the single storey extension within the rear yard would, save for a new window facing onto Duke Street, be largely imperceptible from the public realm, due to the position of the boundary wall.

Whilst the visual impact of the extension would be minimal, the scale of the proposed enlargement compared to the current extension is not excessive. Despite the remaining undeveloped amenity space being limited, it would in keeping with the high density of development which characterises this part of Treforest.

As such, it is considered that the proposals will not detract from the character or appearance of the area.

Impact on residential amenity and privacy

The proposed extension is not considered to have a significant overshadowing or overbearing impact upon the surrounding neighbouring properties for the following reasons:

The single storey rear extension does not raise any concerns of overlooking or infringement of privacy, given the enclosed nature of the rear yard, and position of the neighbouring extension. Likewise, the additional ground floor side window does not face towards another property.

For the same reasons outlined above, the position of the enlarged extension means that its elevations would be incapable of overshadowing its neighbour, or cause detriment to outlook.

Therefore, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. The application is therefore considered to comply with the relevant policies of the Local Development Plan (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 development hereby approved shall be carried out in accordance with the approved plan numbers BYA1/3, BYA1/4, BYA1/5, BYA1/6 and documents received by the Local Planning Authority on 25th August 2015, 3rd November 2015 and 21st December 2015, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

3. The external materials of the proposed extensions 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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