



PLANNING & DEVELOPMENT COMMITTEE

19 APRIL 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0117/10 (LJH)
APPLICANT: Mr G W Hughes
DEVELOPMENT: Proposed rear kitchen extension.
LOCATION: 19 CHARLES STREET, TREALAW, TONYPANDY,
CF40 2UN
DATE REGISTERED: 08/02/2018
ELECTORAL DIVISION: Trealaw

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS:

The application is considered to be acceptable in respect of its visual impact and the impact it has upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE

The application is presented to Committee as the applicant is Councillor Gareth Wyn Hughes.

APPLICATION DETAILS

Full planning permission is sought for the construction of a single storey extension on the south-western facing rear elevation of 19 Charles Street, Trealaw. The proposed extension would be sited adjacent to an existing double storey projection and would accommodate an enlarged kitchen / sitting area, and would measure a maximum of 1.9 metres in width by a maximum of 4.6 metres in depth with a lean to roof measuring a maximum of 5 metres in height from garden level, sloping to 4.1 metres at the eaves.

It is also proposed to construct new steps from garden level up to floor level to access the kitchen. The steps would be constructed from concrete and measure 3.7 metres across the rear of the property by 1.2 metres in width with a landing

measuring 1.8 metres by 2 metres. The landing will be enclosed by a 1.1 metre high concrete wall. All external materials would match the existing property.

SITE APPRAISAL

The application site is located within a residential area of Trealaw and consists of a two-storey, end-terraced property which is set within a rectangular shaped plot. The property faces a north-easterly direction and fronts the highway. An enclosed garden is positioned to the rear elevation with ground levels falling away to the rear access lane to the south-west. The south-eastern and north-western boundaries of the site are bound by Cairo Street and the adjoining property (no. 20).

Neighbouring properties in the area are all of a similar scale and design with various different additions being visible to the rear elevations.

PLANNING HISTORY

There are no recent applications on record associated with this site.

PUBLICITY

The application has been advertised by means of direct neighbour notification. No letters of objection or representation have been received.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies inside the settlement boundary for Trealaw and 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.

Supplementary Planning Guidance:

Design and Placemaking
A Design Guide for Householder Development

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 dwelling 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 extension is considered to be acceptable in terms of its siting, scale, design and overall visual appearance. This view has been taken for the following reasons:

Firstly, the proposed extension would be sited adjacent to an existing projection to the rear of the property and would not impact on the principal elevation or the wider street scene. Secondly, the extension would provide a modest addition to the property in terms of its footprint. Thirdly, external materials would consist of render and uPVC which would match the finish and design of the existing property. Finally, the application property is sited within a row of terraced properties which are characterised by various different single and double storey additions to their rear elevations.

With regard to the above, it is not considered that the proposed extension would have any significant or unacceptable impact upon the original character and appearance of the existing dwelling, wider area or the Historic Landscape. The development would complement the form, materials, design and overall visual appearance of the existing dwelling and it would therefore not form an overly-prominent addition to the surrounding area. As such, the proposal is considered to be acceptable.

Impact on residential amenity and privacy

The proposed extension is not considered to have a significant overshadowing, overbearing or overlooking impact on the nearest neighbouring properties. This view has been taken for the following reasons:

Firstly, the proposed extension would be sited on the south-western facing rear elevation of the application property with any potential overshadowing being limited to the application property. Secondly, the extension would incorporate an appropriately designed roof which would alleviate any potential overshadowing or overbearing impact. Thirdly, any windows/doors within the extension would primarily overlook the applicant's own garden.

It is noted that the application also includes the provision of a new landing area and steps down into the garden, however these are considered to be a sufficient distance from the neighbouring boundary to prevent any significant overlooking. Furthermore, it is noted that no letters of objection have been received from the occupants of surrounding properties following the consultation process and, taking into account the above considerations, it is not considered that the proposal would have a detrimental impact on the residential amenity and privacy standards currently enjoyed by surrounding properties. As such, the proposal is considered to be acceptable.

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

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

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 nos. 3 of 6, 4 of 6, and documents received by the Local Planning Authority on 06/02/2018, 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.