



## **PLANNING & DEVELOPMENT COMMITTEE**

**18 OCTOBER 2018**

### **REPORT OF THE SERVICE DIRECTOR, PLANNING**

#### **PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 18/0943/10  
(EL)  
**APPLICANT:** Mr Neil Parfitt  
**DEVELOPMENT:** 2 No. dormer windows to rear of granny annexe.  
**LOCATION:** 17 AFON DAR CLOSE, GADLYS, ABERDARE, CF44  
8DF  
**DATE REGISTERED:** 16/08/2018  
**ELECTORAL DIVISION:** Aberdare East

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#### **RECOMMENDATION - APPROVE**

##### **REASONS:**

The application proposes an extension to provide enlarged living facilities at an existing granny annexe, which is located within the curtilage of 17 Afon Dar Close. The scheme is considered acceptable, in terms of its impact upon the character and appearance of the area. The scheme is also considered acceptable in terms of its potential impacts upon highway safety and the residential amenity of neighbouring residents.

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#### **REASON APPLICATION REPORTED TO COMMITTEE**

The applicant is an employee of the Regeneration, Planning and Housing Service.

##### **APPLICATION DETAILS**

Full planning permission is sought for alterations to an existing residential annexe, situated within the curtilage of 17 Afon Dar Close, Gadlys, Aberdare.

The proposal involves the construction of two ridge roof dormers within the rear roof plane of the annexe. The proposed dormers would sit alongside each other in the

rear southern roof plane. They would each extend to 3.3 metres in width, 1.7 metres to eave line and 2.7 metres to ridge. The ridge line of the proposed dormers would not extend above that of the existing building. The dormers would create an enlarged bedroom space for the annexe. No changes in the footprint of the annexe or its site layout are proposed as part of the scheme. Off-street parking would be retained to the front of the dwelling and annexe.

## **SITE APPRAISAL**

The application site, plot 17, is located at the western extent of Afon Dar Close. The dwelling itself is a large detached property, with a gable feature to its front elevation and two ridge roof dormers. It is served off a private shared drive. Off street parking is provided to the front of the property with a private garden area to the rear. The annexe has been constructed to the west side of the main dwelling. Whilst the annexe is a separate building, it sits within the curtilage of the main dwelling, with shared garden area to the rear. The rear south - south western boundary of the site is adjacent to an embankment which leads down to the River Dare. To the east, the site is bounded by a neighbouring development plot (which is also within the control of the applicant), however a dwelling is yet to be constructed on this plot (18). Neighbouring properties on Afon Dar Close are detached dwellings, all of which have a similar external appearance with slight variations in their scale and design.

## **PLANNING HISTORY**

12/0649	Plot 17 Afon Dar Close	Change of use of proposed garage to granny annexe.	Granted with conditions 19/11/12
11/1053	Plot 17 Afon Dar Close	Minor variations to approved dwelling and construction of detached garage.	Granted with conditions 21/10/11
10/0922	Plot 19 Afon Dar Close	Four bedroom dwelling	Granted with conditions 02/11/10
08/1643	Land at Afon-Dar Close, Gadlys, Aberdare	Proposed 4 No. detached houses. (Amended plans received 15/02/09 and 03/03/09)	Granted with conditions 06/04/09
04/0360	Former Aberdare Metals Site off Maelgwyn Terr, Gadlys, Aberdare	Accommodation works for Residential Development	Granted with conditions 03/06/05
03/2149	Former Aberdare Metals, Maelgwyn Terrace, Gadlys, Aberdare	Residential Development of 14 detached dwellings with access road (Reserved Matters).	Granted with conditions 08/04/05
02/1820	Aberdare Metals,	Residential Development - (Outline)	Granted with

## **PUBLICITY**

The application was advertised by means of direct neighbour consultation. No letters of representation have been received.

## **CONSULTATION**

Transportation Section – no objections raised.

Natural Resources Wales – no objections raised.

## **POLICY CONTEXT**

### Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries (of Aberdare) and is unallocated.

**Policy CS1** sets out criteria for achieving strong sustainable communities in the northern strategy area.

**Policy AW2** promotes development in sustainable locations.

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

**Policy AW6** sets out the criteria for new development in terms of design and place-making.

**Policy NSA12** sets out the criteria for development within and adjacent to settlement boundaries.

### National Guidance

Planning Policy Wales Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability) and Chapter 8 (Transport), set out the Welsh Government's policy on planning issues relevant to the determination of the application.

## **PLANNING CONSIDERATIONS**

The key considerations in determining this application are the impact of the development on the visual amenity of the immediate area and on the amenity and privacy of the occupiers of adjacent residential properties. Highway safety is a further consideration when assessing the proposal.

### Character and Appearance

The existing annexe is positioned to the west of the main dwelling within the residential curtilage of the original property. Furthermore, it is important to note that

the annexe provides additional living accommodation, to be used in connection with the main property. Therefore, whilst the annexe is physically detached from the main dwelling, it is not to be occupied as an independent unit of accommodation. The current submission does not seek to amend this arrangement, therefore, plot 17 remains as one residential unit, albeit with accommodation arranged between the main property and annexe.

As detailed above, the application seeks permission add to roof dormers to the existing annexe in order to provide an enlarged bedroom space in the unit. The proposed dormers would be located in the rear roof plane of the annexe, overlooking the private garden area of the dwelling and woodland beyond.

The dormers would have a ridge roof design, with the faces being finished in oak colour upvc cladding and roofs being tiled, to match the materials of existing annexe and existing dormers to the front elevation. Whilst the dormers would be large additions to the roof plane, they would be contained to the rear elevation and therefore would not form a visible feature in the street scene fronting Afon Dar Close. Furthermore, it is noted that their highest point (ridge) would not extend above that of the existing annexe building. Consideration must also be given to the character of the both the existing dwelling (number 17) and other properties in the street, many of which have dormers as a feature of their design.

Whilst these amendments would obviously alter the appearance of the construction, it is not considered that the resulting development would be harmful to the character of the area. Overall, it is not considered that the works would adversely affect either the character or appearance of plot 17 or the wider street scene.

### Amenity

In terms of the potential impact of the development upon the residential amenity of adjoining occupiers, the proposal is also considered acceptable in this regard. The annexe occupies a position to the west of the main property, appearing as the last construction at the head of the street. Therefore, the position and scale of the existing annexe building has not resulted in any loss of light or overbearing impact upon neighbouring occupiers. As noted above, the proposed dormers would be contained within the rear roof plane of the building, with the newly formed openings overlooking only the garden of the existing dwelling and woodland beyond. As such, it is not considered that the proposal would result in either a loss of amenity or privacy to the occupiers of nearby neighbouring properties.

### Highway Safety

In terms of highway safety it is noted that the application proposals do not seek to sub-divide the unit, nor increase the number of bedrooms in the unit. As such, the alterations would not result in an increase in vehicular movements to and from the site. It is also noted that off-street parking is available within the curtilage of number 17 to serve both the main dwelling and associated annexe. As such, it is not considered that the proposal would result in a detrimental impact upon highway safety in the vicinity of the site.

## 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

Having taken account of all of the issues outlined above the application proposal is considered acceptable in terms of its impact upon the character of the surrounding area, the amenity of nearby residents and highway safety. Therefore, the proposal is recommended for approval, subject to the conditions specified below.

### **RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:**

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(s) no(s)
  - Site Location scale 1:1250
  - Block Plan scale 1:500
  - Existing / proposed ground floor plan 1:100
  - Existing First floor plan 1:100
  - Proposed first floor plan 1:100
  - Existing/ Proposed front elevation 1:100
  - Existing rear elevation 1:100
  - Proposed rear elevation 1:100
  - Existing side elevations 1:100
  - Proposed side elevations 1:100

and documents received by the Local Planning Authority on 21/08/18 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 dormer extensions shall match as near as possible the materials of the annexe building.

Reason: To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.