



PLANNING & DEVELOPMENT COMMITTEE

19 DECEMBER 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

APPLICATION NO: 19/1168/10 (LJH)
APPLICANT: Mr R Durston
DEVELOPMENT: Front and rear dormers & single storey extension.
LOCATION: 25 UNDERHILL DRIVE, TONTEG, PONTYPRIDD,
CF38 1NW
DATE REGISTERED: 01/11/2019
ELECTORAL DIVISION: Tonteg

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

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

REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Lewis Hooper for the application to be reported to Committee to consider the visual impact of the proposed development.

APPLICATION DETAILS

Full planning permission is sought to construct two flat-roof dormers, one to the front and one to the rear, with a single storey rear extension at 25 Underhill Drive, Tonteg.

It is proposed that the dormers be constructed on the existing up and over roof. The dormer on the front roof slope would have a depth of 4.5 metres, a height of 2.5 metres, and a width of 6.1 metres. The dormer on the rear roof slope would have a depth of 5 metres, a height of 2.9 metres, and a width of 5.8 metres.

Each dormer would contain two uPVC casement windows, and would be surrounded by uPVC cladding and have a single ply membrane roof. The conversion would facilitate two bedrooms, each with en-suite, within the loft space.

The single storey extension would be sited on the western facing rear elevation and measure 5.8 metres in width by 3.3 metres in depth. It would have a flat roof design measuring a total of 2.9 metres in height. The extension would accommodate an enlarged kitchen/living area, all materials proposed would match the existing property.

SITE APPRAISAL

The application property is a semi-detached bungalow of 1960's style and construction, located within a residential cul-de-sac to the southern end of Tonteg.

With an external finish of face brickwork and render, the bungalow is set back from the adopted highway to the east by a level lawned front garden and driveway to a depth of around 8m.

Similarly to the rear of the property, the rear garden reaches a maximum depth of 15m and is enclosed by the gardens of other dwellings.

Neighbouring properties, which are mostly of the same style and size, are located immediately to the north, 6m to the south, 25m to the east, and 33m to the west. It was noted during the site visit that other properties in the street have already benefitted from development similar to that proposed with numerous examples of dormer extensions of varying scale and design located throughout, to both the front and rear elevations.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to neighbouring properties. One letter of objection has been received from the occupiers of the adjoining property, no. 26 Underhill Drive, and is summarised as follows:

- No objection to the principle of the dormers and extension but has concerns regarding the scale and impact of the dormers.
- The front dormer is set too far forward and the rear elevation of the rear dormer sits directly above the existing rear elevation of the bungalow.
- The appearance as a whole would be a box, a house with a flat roof, and would make my property look like an attached garage.
- The development would set a precedent and would be larger than the existing dormers in the vicinity.
- The development would affect my privacy and light.
- There are concerns with regards to the construction of the extensions as they would be sited close to the boundary with the adjoining property and may require access onto the neighbours property/land to be constructed/maintained.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary of Tonteg 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: 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 Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Well-being of Future Generations (Wales) Act into planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking of PPW10 and is also consistent with the following inasmuch as they relate to the development proposed:

Chapter 3 strategic and spatial choices.

Chapter 4 active and social places

Chapter 5 productive and enterprising places

Chapter 6 distinctive and natural places.

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 an extension to an existing residential dwelling. The principle of development is therefore acceptable subject to an assessment of 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:

The type of development proposed is considered to be an appropriate and popular way of increasing living space at this kind of property; indeed similar loft conversions with front and rear dormers and rear extensions are visible at neighbouring dwellings within close proximity to the site.

The scale and design of the dormers and rear extension would be both proportionate and appropriate to the appearance of the application property and street scene.

A number of other neighbouring properties have undertaken similar work to the front and rear roof planes and rear and side elevations; therefore there is already some disruption to the original uniformity of the street scene.

Consequently, it would be considered unreasonable to recommend a decision of refusal given that the additional mass would be appropriate and that there is already numerous examples of comparable dormer extensions within the immediate vicinity.

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 extensions are not considered to have a significant overshadowing or overbearing impact upon the surrounding neighbouring properties for the following reasons:

Given the size and position of the dormers and extension, it is considered unlikely that they would result in causing any undue detriment to outlook or overshadowing of neighbouring properties. Furthermore, this type of development is typical of the area and it is not considered the dormers would result in an unacceptable level of overlooking, or any further overlooking in comparison to that which occurs between neighbouring properties. In addition, Members are also advised that the rear dormer and single storey extension could be constructed under permitted development rights.

During the consultation period, one letter of objection was received from a neighbouring property stating that the correspondents did not object to the principle of the dormers and extension. However, concerns were raised with regards to

construction methods / future maintenance. Members are advised that access issues would be a private matter between the two parties that the Council would not enter in to. As such, this cannot be taken into consideration during the determination of the application.

It is also noted that no other letters of objection have been received from the occupants of surrounding properties following the consultation process. Therefore, taking into account the above considerations, it is not considered that the proposal would have a significant impact on the residential amenity and privacy standards currently enjoyed by surrounding properties. As such, the proposal is considered to be acceptable in this regard.

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 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 no: 19.002.1, Location Plan, and documents received by the Local Planning Authority on 01/11/2019, 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.