



**RHONDDA CYNON TAF**

**PLANNING & DEVELOPMENT COMMITTEE**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 20/0285/10 (RP)  
**APPLICANT:** Mr D Mear  
**DEVELOPMENT:** Proposed two storey extension and a single detached garage (Amended plans received 14/05/2020).  
**LOCATION:** 40 LAUREL CLOSE, CWMDARE, ABERDARE, CF44 8RS  
**DATE REGISTERED:** 14/05/2020  
**ELECTORAL DIVISION:** Aberdare West/Llwydcoed

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**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 its impact upon the amenity and privacy of the neighbouring residential properties.

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**REASON APPLICATION REPORTED TO COMMITTEE**

- Three letters of objection have been received from occupiers of neighbouring properties following the consultation process;

**APPLICATION DETAILS**

The application proposes the construction of a two storey extension to the north-west facing side elevation of the property, and also includes the construction of a single garage to the rear of the plot.

The proposed extension would measure 4.7 metres in width, 7.3 metres in depth and 6.6 metres in height incorporating a pitched roof design. The plans indicate that the side extension would provide a kitchen/diner to the ground floor and an en-suite and dressing area to the first floor which would be associated with a new bedroom. To facilitate its construction, it is proposed that an existing conservatory on this elevation is removed.

With regard to the single garage proposed this would be positioned to the rear garden area of the property at its north-east corner, and would replace an existing outbuilding at the same location. The proposed garage would measure 4 metres in width, occupy a depth of 6.3 metres and would be 2.6 metres in height with a flat roof design.

External materials proposed include a render and dash finish, timber cladding, concrete roof tiles, and a single ply membrane.

The plans have been amended since the original submission of the application, and is accompanied by the following:

- Location Plan & Block Plan
- Existing Floor Plans & Elevations
- Proposed Floor Plans
- Proposed Elevations
- Proposed Garage

## **SITE APPRAISAL**

The application site relates to a two-storey, semi-detached property located within a residential area of Cwmdare. The property occupies a corner plot, has a principal elevation which faces a south-westerly direction and benefits from areas of amenity space to its front, side and rear elevations. To its side elevation is an existing conservatory, whilst an outbuilding is located to the rear of the plot.

Neighbouring properties within Laurel Close are mostly all of a similar design and scale, the closest of which are located immediately to the south-east, 11m to the north-east, 21m to the south-west and 21m to the north-west. Further to the south-east is an area of off-street parking. The property is finished in face brick at ground floor level and render at the first floor, it has a concrete tiled roof and all windows and doors are of white UPVC.

## **PLANNING HISTORY**

19/5148	40 Laurel Close, Cwmdare, Aberdare, CF44 8RS	Proposed two storey extension	Raise No Objections	20/12/19
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## **PUBLICITY**

The application was advertised by direct neighbour notification letter. Three letters of objection were received from nearby residents. The objections raise the following main points:

- I am not worried about the extension, but the garage will overshadow my garden and my light will be affected.
- The plans do not indicate any provision for off-road parking.

- The existing drive is currently being used as a garden area. Once built, the garage would make the existing drive smaller, and would very unlikely be used for access to the garage or utilised as a parking area.
- The new extension and garage would create on-street parking issues. I am concerned about the safety of users of this cul-de-sac. Parents from the neighbouring Welsh school use the street to drop off/pick up their children and it can get very busy during these times.

## **CONSULTATION**

RCTCBC Highways and Transportation - no objection subject to conditions.

## **POLICY CONTEXT**

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

The application site lies within the settlement boundary for Aberdare West/Llwydcoed, 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.

### **Supplementary Planning Guidance**

- A Design Guide for Householder Development
- Access, Circulation and Parking

### **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.

The Welsh Government published Planning Policy Wales 10 on 5<sup>th</sup> December 2018. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act 2015 into Town and Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been 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 stipulated in Chapter 2 People and Places: Achieving Well-Being Through Placemaking and is also consistent with the following inasmuch as they relate to the development:

- Chapter 3 (Good Design Making Better Places, Promoting Healthier Places, Sustainable Management of Natural Resources)
- Chapter 4 (Moving Within and Between Places, Transport, Living in a Place, Housing)
- Chapter 6 (Green Infrastructure, Landscape, Biodiversity and Ecological Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting)

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

**Main Issues:**

**Principle of the proposed development**

The application relates to the extension of an existing residential property, and also the construction of a single garage within the curtilage of the site. The principle of the development is therefore acceptable, subject to an assessment of the criteria set out below.

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

The area is characterised by semi-detached dwellings of matching style and design, several of which have been extended or altered in various ways.

The proposed side extension would form a visible addition within the street scene, especially noting its proposed width and location on a corner plot. However, the extension would appear as subservient to the host dwelling, being set down from the main ridgeline and set back from its front face, which would maintain a symmetrical appearance and would avoid unbalancing the pair of houses.

Materials at ground floor level would match the main dwelling and relate well to materials used within the immediate locality, whilst materials to the first floor would complement those used at the site.

Although the garage would form a visible addition to the property it would be of a scale which is considered acceptable for its domestic setting and context of the site, and would not be too dissimilar to the scale and design of existing garages within the surrounding area with the majority of these being of flat roof construction.

In addition, the site is located towards the end of a cul-de-sac, whereby there is limited passing traffic or pedestrians and the proposed garage would therefore not be visible from the wider area.

Overall, the proposals are not considered to have a detrimental impact on the character and appearance of the existing dwelling, or the wider area and the application is therefore considered acceptable in this regard.

**Impact on residential amenity and privacy**

The proposed extension would be adequately separated from dwellings to the north, south and west of the site, so it is unlikely to have any material impact upon their existing levels of amenity. The adjoining semi would also be largely unaffected by the proposal, being located on its opposite elevation. It is also unlikely the extension would exacerbate any further opportunities for overlooking towards those properties surrounding the site.

The garage would be sited in close proximity to the rear and side boundaries of the application site. However, with the garage being of a domestic scale and design, it is not considered this would cause any significant overbearing or overshadowing impact of the amenity spaces of the neighbouring dwellings in comparison to the existing outbuilding that it would replace. It is also noted that a garage could be constructed in this location under the property's permitted development rights, if it did not exceed 2.5 metres in height.

Furthermore, there are no openings proposed on the rear or side elevations of the garage facing neighbouring plots, and the use of the garage would be restricted to one which is ancillary to the domestic use of the main dwelling.

Overall, it is considered that the proposed extension is of a suitable scale and design and is one that would not provide severe adverse impacts towards the residential amenity or privacy of the adjacent and adjoining dwellings. Further, it is considered the garage is of a scale, mass and bulk that would ensure no significant adverse impacts would occur to the residential amenities of nearby dwellings.

### **Access and highway safety**

The application has been referred to the Council's Transportation Section for consideration. No objections have been raised in relation to access or car parking arrangements and the proposal is therefore not considered to prejudice highway safety.

Whilst it is acknowledged there is considerable demand for on-street parking within Laurel Close, and that the proposals increase the property from a 3 to a 4 bedroom dwelling, there is potential to provide three parking spaces for the dwelling by increasing the width of the existing vehicular crossover and utilising the existing hard paved area within its curtilage. Therefore, the application is considered acceptable in this regard subject to condition for off-street parking being provided within the application site.

### **Other Issues:**

The concerns raised by local residents in relation to car parking provision are acknowledged and it is agreed that the property would provide a shortfall of off road car parking spaces. Given the fact that additional parking spaces would be provided within the curtilage of the property (secured via condition) and as the site is located on a no through road that does not generate significant amounts of passing traffic, it is not considered that the proposals would severely impact upon the safety of

pedestrians or road users. As such, it is not reasonable to refuse the application on these grounds.

Furthermore, the submitted plans indicate the proposed garage has clear internal dimensions for it to be counted as a parking space, in accordance with the Council's adopted Supplementary Planning Guidance relating to Access, Circulation and Parking Requirements.

### **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**

The proposed works are considered acceptable in terms of their overall scale, design and visual appearance. It is not considered that the proposals would result in an undue loss of light or amenity to neighbouring properties, or have significant overbearing impacts. 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 following approved plans:

1. Existing Floor Plans & Elevations
2. Proposed Side Elevation
3. Proposed Ground Floor Plan
4. Proposed Front Elevation
5. Proposed First Floor Plan
6. Proposed Rear Elevation
7. Location Plan and Block Plan
8. Proposed Garage

and documents received by the Local Planning Authority on 14/05/2020, 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. Notwithstanding the submitted plans development shall not be brought into use until space has been laid out within the site for 3 vehicles to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The spaces shall be retained for the parking of vehicles thereafter unless agreed in writing with the Local Planning Authority.

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

4. Notwithstanding the submitted plans, an extended vehicular footway crossing shall be provided 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, and in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. The garage, hereby approved, shall be used as a garage for purposes ancillary and incidental to the use of the dwelling house known as 40 Laurel Close and at no time shall it be converted to a room or living accommodation to be enjoyed as part of the dwelling with no trade or business use permitted.

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