



PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0791/10 (DN)
APPLICANT: Mr M Hawtin
DEVELOPMENT: Rear balcony.
LOCATION: 6 MAYFIELD ROAD, PONTYPRIDD, CF37 2HE
DATE REGISTERED: 04/09/2020
ELECTORAL DIVISION: Town (Pontypridd)

RECOMMENDATION: Approve

REASONS:

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

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to Committee due to the applicant being an employee of Rhondda Cynon Taf County Borough Council.

APPLICATION DETAILS

The application proposes the construction of a first floor storey timber decking balcony to the rear elevation of the property, which will in effect bridge over the ground below to the tiered rear garden. The addition would measure 3.8 metres in width, have a depth of 2.65 metres and be 2.8 metres in height off the ground floor. Timber balustrading of 0.9m in height would be run along the eastern (facing no.7 Mayfield Road) side of the decking balcony; whilst an existing 1.7m high timber boundary fence stands along the western side (the common boundary with no.5 Mayfield Road).

The existing first floor window in the rear of the property will be removed and be replaced with PVCu French doors, facilitating access onto/from the proposed decking balcony area.

SITE APPRAISAL

The application property is a mid terraced house set within its own grounds, with a steeply sloping rear garden (which has been remodelled into a number of tiered steps, making it more usable) rising in a northerly direction. The adjoining property, 5 Mayfield Road lies to the west and 7 Mayfield Road to the east. Beyond the rear northern boundary of the plot lies the access track between the rear of the properties in Mayfield Road and Hillside View.

PLANNING HISTORY

18/0763/10 – Proposed decking to rear of the property – Cond. Perm. 23/08/2018

PUBLICITY

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

No letters of objection or representation have been received.

CONSULTATION

N/A – none undertaken

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Pontypridd.

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 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant national 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 provision of a decked balcony area to the rear of an existing residential dwelling linking a first floor room to the rear garden. The principle of development is therefore acceptable subject to the proposals satisfying 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. As the proposed decked balcony is proposed to the rear of the property it would have no impact upon the principal elevation of the dwelling and street scene at Mayfield Road, nor would it be readily visible from any public viewpoints.

In addition the decked balcony would be constructed out of timber and it is not of a style which would be out of keeping with its residential setting.

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 new development due to its siting, presence of high boundary fencing, and the overall steep topography of the site, would only have the potential to impact upon the neighbour to the east, 7 Mayfield Road.

It is considered that it would not result in a significant detrimental impact to the level residential amenity and privacy currently enjoyed by the occupiers of 7 Mayfield Road as it can be adequately screened (*suggested condition 3 relates*). The location of the decked balcony has the potential to create greater views into habitable and non-habitable windows, as well as overlook part of the rear garden of 7 Mayfield Road however with adequate screening this problem can be reduced to an acceptable level. To be effective the screening required would need to be higher than the 0.9m high balustrade type treatment noted on the submitted plans.

Accordingly, in terms of the impact on the amenity and privacy of neighbouring residents, the proposal is considered to be acceptable. It is noted that no objection to the application has been received from the occupiers of 7 Mayfield Road.

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 have an acceptable impact 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: Approve

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/drawings:

- Existing plans and elevations drawing no. 01
- Proposed plans drawing no. 02
- Proposed elevations drawing no.03
- Site location plan drawing no.04

Unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: In order to define the extent of the permission hereby granted and in order to ensure that the development is carried out in accordance with the approved plans.

3. Prior to the commencement of development hereby approved the developer shall submit for the written approval of the Local Planning Authority details of a side screen to be fitted along the eastern side of the decked balcony. The approved details shall be fully implemented prior to the balcony being brought into beneficial use and the screen shall be permanently maintained in its approved specification.

Reason: In order to protect the amenity of the adjacent properties in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.