



PLANNING & DEVELOPMENT COMMITTEE

3 DECEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0315/10 (JE)
APPLICANT: Mr & Mrs Williams
DEVELOPMENT: Conversion and extension of two redundant outbuildings to form two dwelling houses with detached garages. (Amended site plan received 10/07/20)(Preliminary Bat Survey received 03/08/20) (Bat Emergence and Re-Entrance Survey received 02/10/20)
LOCATION: FFRWD PHILIP FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AR
DATE REGISTERED: 02/10/2020
ELECTORAL DIVISION: Llantwit Fardre

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

REASONS: The principle of residential development at the site is acceptable. Furthermore, the proposed development is considered acceptable in respect of its visual impact, its potential impact upon the amenity and privacy of the neighbouring properties, and its potential impact upon highway safety in the vicinity of the application site.

REASON APPLICATION REPORTED TO COMMITTEE

- Three letters of objection have been received from occupiers of neighbouring properties.

APPLICATION DETAILS

Full planning permission is sought for the conversion and extension of two outbuildings to create two dwelling houses with detached garages at Ffrwd Philip Farm, Heol Ffrwd Philip, Efail Isaf.

The proposed outbuildings are located within the existing amenity space of the property and are located to the east and west of the existing farmhouse. Access to the proposed dwellings would be gained from Heol Ffrwd Philip utilising an existing dropped kerb towards the south east boundary of the site.

Plot 1 consists of the detached outbuilding located to the east of the main dwelling towards the boundary with Heol Ffrwd Philip and consists of a traditional stone barn and smaller attached brick extension on its north elevation. The proposal would see the construction of a large extension to the south elevation of the outbuilding which would measure a width of 16.7 metres by a depth of 6.1 metres. The proposed extension would have a dual pitched roof design measuring a maximum height of 5.1 metres sloping to 3 metres at the eaves. The proposal would also see the existing pitched roof of the outbuilding raised from 5.8 metres to 7 metres to allow for the creation of a first floor. The proposal would provide living accommodation over two levels with 4no. bedrooms, bathroom, wc, hall, utility room, kitchen/dinner and living room.

Plot 2 consists of the attached outbuilding to the south west of the existing dwelling which projects outwards within the amenity space. The proposal would see the construction of an extension on the western side elevation of the outbuilding which measures a maximum width of 5.7 metres by a maximum depth of 12.2 metres. The proposed extension would be partially two storey for a depth of 7 metres with the development also proposing a first floor extension to an area of the existing outbuilding. The proposed first floor extension would have a dual pitched roof design with gable ends on its south and north elevations measuring a maximum height of 7.5 metres. The proposal would accommodate living accommodation over two levels with 5no. bedrooms, open kitchen/dining/family room, living room, wc and utility room.

The proposed development would also see the construction of 2no. detached garages to serve proposed dwellings.

The planning application is supported by:

- Preliminary Roost Assessment Survey
- Bat Emergence and Re-Entrance Surveys

SITE APPRAISAL

The application site forms the southern section of the garden curtilage of Ffrwd Philip Farm, Efail Isaf. It is irregular in shape, amounting to approximately 1447m², is level throughout and is currently largely laid to lawn. The site is bounded by the existing farmhouse to the north, residential dwellings at Penywaun to the west, open countryside to the south and Heol Ffrwd Philip to the east. The outbuildings are currently used for domestic storage for the farmhouse at Ffrwd Philip Farm however they were historically used in associated with the use of the farm.

The site is located towards the southern boundary of the village of Efail Isaf and surrounding development is characterised by detached residential dwellings of varying designs and scales.

PLANNING HISTORY

The most recent planning applications on record associated with the site are:

06/1427/13: FFRWD PHILIP FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AR
Outline consent for two detached dwellings (amended description 4/09/06).
Decision: 22/09/2006, Grant

09/0939/15: FFRWD PHILIP FARM, HEOL FFRWD PHILIP, EFAIL ISAF, LLANTWIT FARDRE, PONTYPRIDD, CF38 1AR
Renewal of Planning Consent No. 06/1427/13 (two detached dwellings)
Decision: 09/11/2009, Grant

12/0750/13: FFRWD PHILIP FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AR
One dwelling (outline application).
Decision: 20/12/2012, Grant

15/1508/15: FFRWD PHILIP FARM, HEOL FFRWD PHILIP, EFAIL ISAF, PONTYPRIDD, CF38 1AR
Extend consent for a further 5 years of planning permission 12/0750/13 for one dwelling (Coal Mining Risk Assessment received 08/07/16).
Decision: 25/08/2016, Grant

PUBLICITY

The application has been advertised by direct notification to neighbouring properties as well as notices displayed at the site.

3 letters of objection have been received from the occupiers of neighbouring properties. The points raised have been summarised below:

- Impact on residential amenities in relation to the proposed garage towards the boundary with neighbouring properties at Penywaun.
- Loss of privacy and overlooking
- Ground Stability
- Overdevelopment of village
- Highway Safety
- Overdevelopment of plot
- Out of character with area
- Impact upon naturally sensitive area
- Relocation of "build out" will cause access issues for neighbouring property

CONSULTATION

Transportation Section: No objection subject to conditions

Countryside (Ecology): No objection

Natural Resources Wales: No objection.

The Coal Authority: No objection

Public Health and Protection: No objection

Flood Risk Management (Drainage): No objection

Dwr Cymru/Welsh Water: No objection

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Efail Isaf and isn't allocated for a specific purpose.

Policy CS2 – sets out the criteria for development in the Southern Strategy Area.

Policy AW1 – sets out the criteria for new housing proposals.

Policy AW2 – supports development in sustainable locations and includes sites that are accessible by a range of sustainable transport modes and would not unacceptably conflict with surrounding uses.

Policy AW4 - Details the criteria for planning obligations, including the community Infrastructure Levy (CIL).

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.

Policy AW8 - Sets out the criteria for the protection and enhancement of the natural environment.

Policy AW10 – does not permit proposals where they would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy SSA13 – sets out the criteria for the consideration of development proposals within the settlement boundaries.

Supplementary Planning Guidance

- Design and Placemaking.
- Nature Conservation
- 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.

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 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 seeks full planning permission for the conversion and extension of two outbuildings to create two dwellings along with detached garages and associated works at Ffrwd Philip Farm, Efail Isaf. The application site is located within the settlement boundary and benefits from a long history of outline consent for residential development. As such, the principle of residential development on the site has been previously established and the proposal is acceptable subject to an assessment of the criteria set out below.

Impact on the character and appearance of the area

Comments received by the objectors raise concerns in relation to impact of the proposed development upon the character and appearance of the area. The objectors suggest that the proposal would be out of character with the area and village of Efail Isaf. However, when considering the design of the proposed dwellings which respects the character and appearance of the existing outbuildings and with the proposed extensions being constructed from sympathetic materials to match these buildings and the wider property. It is considered that the proposed development would form a sympathetic addition to the application site and surrounding area. Furthermore, when considering the nature of the street scene along Heol Ffrwd Philip to the east and south of the site which is varied in appearance with no fixed character, the proposal is not considered to result in any adverse impact upon the character and appearance of the area.

The objectors also raise concerns in relation to the development forming overdevelopment of the plot. Whilst these points are noted, the dwellings would be appropriately positioned within the plot to leave adequate space for access, amenity and parking areas. The subdivision of the existing property would also allow for a sufficient amenity space to be retained at Ffrwd Philip Farm, due to its significantly larger than average amenity space. It is also noted that the existing dwelling would retain its existing private access and enclosed garden following the development. As such, it is not considered that the proposals would lead to an over intensive form of development.

Taking the above into account, it is considered that the proposals will not detract from the character or appearance of the area.

Impact on residential amenity and privacy

Whilst the objectors concern in relation to the impact of the proposed detached garage serving plot 2 on the residential properties 27 & 29 Penywaun is acknowledged. The maximum height of the garage at 4 meters is consistent with many domestic garages within the wider area. Additionally, the amenity space of these properties is elevated

above the application site and is screened by existing boundary treatments and vegetation. As such, the proposed garage is not considered to result in any detrimental impact upon the amenity of these occupiers.

Although the proposed dwelling at Plot 2 would see the creation of new first floor window openings facing west towards properties at Penywaun, the first-floor element of the proposed dwelling would be separated by a minimum of 21 metres from the boundary of these properties. As such, any overlooking is not considered to adversely impact upon the privacy of the occupiers on this elevation. With regard to Plot 1 the majority of fenestration would be on ground floor level with only 2no. new window openings on first floor level facing north towards Heol Ffrwd Philip and the front amenity space of Ty Derw. Given the nature of surrounding development, this area is already overlooked from a number of neighbouring properties. As such, the proposal is not considered to exacerbate existing opportunities for overlooking on this elevation. When considering the impact upon the privacy of existing dwelling at Ffrwd Philip Farm, the majority of fenestration orientated towards this property would be ground floor and any opportunities for overlooking could be overcome through the installation of 2 metre boundary treatment which could be constructed under permitted development by the occupiers of the property.

Whilst the development of Plot1 would form a visible addition from a number of neighbouring properties along Heol Ffrwd Philip. When considering the proposed extension to this outbuilding would be single storey in nature and the height of existing barn would be raised by a maximum of 1.2 metres. It is not considered that the proposal would adversely impact upon the amenity of these properties. Additionally, given the separation distance between the properties and the proposal at Plot1 any impact would be similar in nature to existing arrangements between neighbouring properties within the area.

As such, taking the above into account the application is considered to be acceptable in terms of the impact on the amenity and privacy of neighbouring residents.

Highway Safety and Parking Provision

The objectors raise a number of concerns in relation to highway safety associated with increased traffic caused by the development and the proposed relocation of the existing build out. However, no objection was raised following consultation with The Council's transportation Section who provided the following comments with regard to highway safety and parking provision:

The proposed development would be served off Heol Ffrwd Phillip, Efail Isaf. The local highway network leading to the proposed development site is sub-standard in terms of carriageway width, junction radii, vision splays, safe and satisfactory continuous footways, which gives cause for concern. However, the proposed two dwellings will

not generate a significant vehicular and pedestrian movements to warrant highway objection and therefore on balance is considered acceptable.

The amended site plan indicates that the proposed driveway is to be 4.5m for its shared element and 3.5m thereafter where it serves a single dwelling. There is space for turning available at the end of the drive. The plan also indicates that the existing priority build out is to be re-located approximately 2m to the north, away from the proposed driveway. The proposed private shared access is in excess of 45m in length. As such, it should incorporate a larger turning area in accordance with RCT Highway Design Guide standard detail, drawing no. 103. However, the driveway on the amended site plan is not in strict accordance with the aforementioned detail but is on balance considered acceptable.

The proposed conversion and extension of the existing outbuildings will result in 1 no. 4 bedroom dwelling and 1 no. 5 bedroom dwelling. In accordance with the Council's adopted SPG, a 3+ bedroom has an off-street parking requirement of 3 spaces. The 4 no. bedroom dwelling benefits from a detached garage with sufficient clear internal dimension to provide 1 no. off-street parking space with a further 2 no. spaces provided within the site curtilage. The 5 no. bedroom dwelling benefits from a detached garage with sufficient internal dimension to provide 2 no. off-street parking spaces with space for another space within the site curtilage. As such, the proposal is considered acceptable in terms of parking provision.

Taking the above into consideration, the application is considered acceptable in this regard.

Ecology

Given the nature of the conversion works and the location of the application site, the application has been supported by a Preliminary Roost Assessment Survey and a Bat Emergence and Re-Entrance Survey. The ARBTECH Bat emergence and re-entrance Survey (30/09/2020) has found that both building B1 and B2 support single common pipistrelle summer bat roosts. The conversion works will therefore need an NRW European protected Species Licence controlling timing of works, supervision and replacement of bat roost provision - the report identifies the provision of bespoke bat roost masonry brick provision in each building and the EPSL would need details of specification, location, height of these provisions. This conclusion has been considered acceptable following consultation with the Council's Ecologist and Natural Resources Wales who have raised no objection to the application. As such, taking the above into account the application is considered acceptable in relation ecology matters.

Other issues raised by the objectors

Concern was raised by within the objections received in relation to ground stability caused by historic mining activities. Members should note that an area towards the western boundary of the site is located within the High Risk Development Area. As

such, The Coal Authority were consulted during the consultation period in order to provide comments on this matter. The Coal Authority noted that whilst part of the development is located within this area which normally requires a Coal Mining Risk Assessment to support the application. When considering this particular proposal and on the basis that the area where the built development would be located falls outside of the High Risk Development area in this instance no supporting information is necessary and no objection was raised.

Public Health & Protection

The Council's Public Health and Protection Division have raised no objection to the proposal; however a number of conditions have been suggested in relation to hours of operation, noise, waste and dust. Whilst these comments are appreciated, it is considered that these issues can be more effectively controlled by other legislation and the suggested conditions are therefore not considered necessary. An appropriate informative note would be sufficient.

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 liable for a charge under the CIL Regulations 2010 as amended. The application lies within Zone 3 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £85 / sqm for residential development (including extensions to dwellings over 100 sqm).

The CIL (including indexation) for this development is expected to be £29665.11.

Conclusion

The proposed dwellings are considered acceptable in terms their impact upon the character and appearance of the locality and the amenity and privacy standards enjoyed by the surrounding properties. Furthermore, the proposal is also considered acceptable in terms of its impact upon highway safety in the vicinity of the site. As such, the application is considered to comply with the relevant policies of the Local Development Plan and is acceptable, subject to the conditions detailed 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):

- 501 01 03
- 501 01 04
- 501 01 05
- 501 01 06
- 501 01 07
- 501 02 03
- 501 02 04
- 501 02 05
- 501 02 06
- 501 02 07
- 501_S 02

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 commence until details providing for the required alterations to the public highway including provision of a vehicular crossover, pedestrian connectivity and re-location of the existing priority buildout have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial occupation of any dwelling associated with the development.

Reason: To ensure the adequacy of the proposed development, in the interests of highway safety and the free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. The parking spaced indicated on submitted drawing no. "501_s 02 Rev A" shall be constructed on site in permanent materials and, together with the proposed detached garages, shall remain for vehicular parking only.

Reason: To ensure vehicles are parked off the public highway in the interests of highway safety and the free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for;

- a) the means of access into the site for all construction traffic,
- b) the parking of vehicles of site operatives and visitors,
- c) the management of vehicular and pedestrian traffic,
- d) loading and unloading of plant and materials,
- e) storage of plant and materials used in constructing the development,
- f) wheel cleansing facilities,
- g) the sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process. Reason: In the interests of highway safety and the free flow of traffic, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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

6. Building operations shall not be commenced until samples of the external finishes of the dwelling proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the samples so approved.

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.

7. No development shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will in keeping with the surrounding area and to protect residential amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no private car garages, extensions, garden sheds, gates, fences, walls, other means of enclosure, satellite antennae or structures of any kind (other than any hereby permitted) shall be erected or constructed on this site without the prior express permission of the Local Planning Authority.

Reason: To preserve and enhance the visual amenities of the locality in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

