



PLANNING & DEVELOPMENT COMMITTEE

4 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0822/10 (JE)
APPLICANT: Mr Hill
DEVELOPMENT: Proposed front and rear dormer extensions (Amended Plans and Description Received 29/10/20)
LOCATION: 7 COED ISAF ROAD, MAESYCOED, PONTYPRIDD, CF37 1EL
DATE REGISTERED: 29/10/2020
ELECTORAL DIVISION: Rhondda

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan in respect of its impact upon the character and appearance of the area and the impact it has upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE

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

APPLICATION DETAILS

Full planning permission is sought for the construction of front and rear dormer extensions at 7 Coed Isaf Road, Maesycod, Pontypridd.

The proposed front dormer would be located towards the south side elevation of the property and would measure a width of 6.1 metres and would project outwards to a depth of 2.7 metres. The proposed dormer would have flat roof design measuring a maximum height of 2 metres and would be set back from the eaves level by 0.8 metres and would be set 0.2 metres below the ridge level.

The proposed rear dormer would be larger in scale measuring a width of 8.5 metres and would be located centrally within the roof. The proposed rear dormer would project outwards to a maximum depth of 2.7 metres and would measure a height of 2 metres with a flat roof design. The dormer would be set back from the eaves level by 0.8 metres and would be set 0.2 metres below the ridge level of the dwelling.

The proposed dormer extensions would facilitate a loft conversion at the property and would create 2no. bedrooms, study and a bathroom on first floor level.

SITE APPRAISAL

The application property is a single storey semi-detached bungalow located within a residential area of Maesycoed, Pontypridd. The property is attached on its south side elevation and is set back and elevated from the highway at Coed Isaf Road with steps providing access to the dwelling. To the rear of the property is an enclosed linear shaped amenity space bounded on both side elevations by neighbouring properties and the highway at Coed Isaf Road to the rear. The property benefits from vehicular access to the rear with an existing detached garage and hardstanding providing off street parking. The nature of the area slopes from W-E with the level of the amenity space increasing away from the dwelling.

The immediate area is characterised by similar semi-detached bungalows towards the front of Coed Isaf Road many of which benefit from existing dormer extensions to the front and rear. To the east of the site is the main area of Maesycoed which is characterised by traditional terraced properties.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to 7 neighbouring properties.

4 Letters of objection have been received following consultation with neighbouring occupiers. The comments have been summarised below:

- Loss of Privacy
- Loss of View
- Overshadowing from proposed front extension
- Out of keeping with character and appearance of the area.
- Garage would create highway safety concerns
- Impact upon property values

Members should note that these objections were received during the initial consultation period for this application which proposed a larger development of a two-storey front extension, raised terrace and garage. No representations have been

received following the second consultation and the receipt of the amended plans and description.

CONSULTATION

No consultation has been undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Pontypridd and isn't allocated for a 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

- Design and Placemaking
- 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 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 front and rear dormer extensions at an existing residential dwelling. The principle of development is therefore acceptable subject to 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:

Whilst a visible addition to the property, the proposed dormers are not considered to cause detriment to the overall appearance of the dwelling. Furthermore, with a large number of existing front and rear dormers of a varying scale and design visible at neighbouring properties within vicinity at Coed Isaf Road, the proposed development is not considered to form a dominant addition which would adversely impact upon the character and appearance of the area.

In addition to the above, the proposed dormer extensions would be finished in materials to match the existing property. 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 dormer extensions are not considered to have a significant overshadowing or overbearing impact upon the surrounding neighbouring properties for the following reasons:

With 30 metres separating the dwellings to the front of the property and 15 metres separating those to the rear, the proposed dormer extensions are not considered to result in any undue impact upon residential amenity and privacy on these elevations. As such, any impact would be greatest upon no.5 and no.9 Coed Isaf Road given their

proximity to the proposed development. However, when considering the scale of the dormers and the fact they are set back within the roof of the property, any impact is considered to be minimal.

In relation to loss of privacy, whilst some additional overlooking would occur to the adjoining bungalow due to the addition of the rear dormer in particular, existing levels of mutual overlooking are well established in the locality and it is not considered that the proposal would result in overlooking that would be above and beyond these levels.

Taking the above into consideration, the application is considered acceptable in terms of the impact on the amenity and privacy of neighbouring residents.

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

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):

- AL(0)02 – Received 29/10/20
- AL(0)03 – Received 29/10/20

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.

