



PLANNING & DEVELOPMENT COMMITTEE

25 MARCH 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1417/10
(LJH)
APPLICANT: Mr K Spencer
DEVELOPMENT: Single storey extension to principal elevation.
LOCATION: 1 OAKLAND CLOSE, HIRWAUN, ABERDARE, CF44
9QT
DATE REGISTERED: 06/01/2021
ELECTORAL DIVISION: Hirwaun

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS: The development is considered to be acceptable in respect of its visual impact 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.

APPLICATION DETAILS

Full planning permission is sought to construct a single storey extension to the south-east facing principal elevation of no. 1 Oakland Close, Hirwaun, Aberdare. The proposed extension would measure 6 metres in width by 3 metres in depth. It would have a pitched roof design to match the main roof and measure a maximum of 3.9 metres in height from ground level with the eaves being reduced to 2.55 metres. The extension would accommodate an enlarged kitchen/dining room, and all materials proposed would match the main property.

SITE APPRAISAL

The application property is a semi-detached bungalow with a separate pedestrian access to the primary elevation of the property and a vehicular access to the rear.

The dwelling is one of only two properties, a pair of semi-detached bungalows that form Oakland Close. Both properties feature a shared pedestrian access that runs

along the north-east side of 2 Oakland Close and terminates at the front of the property.

PLANNING HISTORY

No relevant planning history at the site.

PUBLICITY

The application has been advertised by means of direct neighbour notification. Three letters of objection have been received as a result of this exercise; they are summarised as follows:

- The extension will cause a loss of daylight to the front elevation and garden of no. 2 Oakland Close.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Hirwaun and is unallocated.

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 11) (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. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is 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.

Furthermore, given the minor scale of the proposed development and its relationship with only the immediate surrounding area there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Other relevant 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 extension of 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 extension would be sited on the principal elevation of the property; however, it is not considered that it would form a visible addition to the street scene given the siting of the property off the main street and its orientation. It would be of an acceptable scale and design which would be in-keeping with the scale and design of the main property and it is therefore considered that it would form a sympathetic and subservient addition. Furthermore, the extension would be finished with materials to match those of the main property and therefore it would not form an overly prominent feature in the surrounding area.

As such, the proposed works are considered to be acceptable in terms of the impact they would have on the character and appearance of the main property and the wider area, and they would therefore comply with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

The proposed extension would be positioned on the principal elevation of the property and would span only part-width of the property. The proposed development is not considered to have a significant overshadowing or overbearing impact upon the surrounding neighbouring properties for the following reasons:

The minor scale, single storey height and siting off the boundary with the adjoining property are such that the proposed extension would not result in any loss of outlook or overshadowing of the adjoining property.

The use of the extension would also not cause any issues that might impinge on the privacy of other residents. There are no windows proposed within the side elevation facing towards no. 2, and the bi-folding doors proposed on the south-west facing side elevation would not impact upon any other properties. As such there would be no increase in the levels of overlooking in comparison to that which already occurs.

Therefore, whilst the concerns raised by the objectors are acknowledged, the application 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 not considered the proposal would have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. As such, the application is considered to comply with the relevant policies of the Local Development Plan (Policies 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 plans: Site location plan, Drwg no. 001, and documents received by the Local Planning Authority on 15/12/2020 and 06/01/2021, 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.