

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE  
3 OCTOBER 2013**

**REPORT OF: SERVICE  
DIRECTOR PLANNING**

	<b>Agenda Item No. 8</b>
--	--------------------------

<b>APPLICATION NO: 13/0487 - ERECTION OF AN ATTACHED GARAGE TO THE SIDE/FRONT OF THE PROPERTY, 5 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD</b>
--

**1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the above planning application.

**2. RECOMMENDATION**

That Members consider the report in respect of the application and determine the application having regard to the advice given.

**3. BACKGROUND**

This application was reported to the 1<sup>st</sup> August 2013 Development Control Committee meeting with an officer recommendation of refusal. A copy of the original report is attached as **APPENDIX A**. Members were minded to defer the application for a site visit which was undertaken on 12<sup>th</sup> August 2013 (minutes from the site visit are attached as **APPENDIX B**). The application was then reported back to the Development Control Committee meeting on 5<sup>th</sup> September 2013 where Members were minded to approve the application contrary to the officer recommendation. Members considered that the garage was acceptable in terms of design, scale and siting and that it would not result in an unsympathetic addition that would have a detrimental impact on the character and appearance of the application dwelling, the pair of semi-detached properties, or the surrounding street scene.

As a consequence it was resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

The officer concerns regarding the visual appearance of the garage and the impact it would have upon the character and appearance of the application dwelling, the pair of semi-detached properties, and the surrounding street scene are outlined in the original report.

The property is sited within a balanced street scene that is characterised by regularly arranged symmetrical two-storey semi-detached dwellings that exemplify a strong degree of uniformity and continuity in their form and appearance, and that all follow an established building pattern. The application property is sited within a prominent position in the street and the proposed garage projecting forward of the main dwelling by 3.5m would break the defined building line and continuity in appearance, forming an alien feature within the existing street scene which would be highly visible from various vantage points off the highway Hawthorn Crescent which runs to the front of the application site.

Furthermore, it is considered that projecting forward of the main dwelling by such a distance, the design of the garage does not reflect or harmonise with the existing dwelling and would poorly relate to the pair of semi-detached properties, dominating and unbalancing the pair rather than complementing the original structures. As such it is considered the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

If however, after further consideration, Members are minded to grant planning permission, the following conditions of consent would be appropriate.

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 external materials of the proposed garage shall match as near as possible the materials of the original dwelling house.

Reason: To ensure that the garage is in keeping with the existing building in the interests of visual amenity in accordance with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. No part of the development shall be brought into beneficial use until the boundary wall to the front of the dwelling has been removed and a hardstand area to accommodate at least one off street parking space has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any works starting on site.

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

## APPENDIX A

**APPLICATION NO:** 13/0487/10 (MF)  
**APPLICANT:** Mr G Owen  
**DEVELOPMENT:** Erection of an attached garage to the side/front of the property.  
**LOCATION:** 5 HAWTHORN CRESCENT, RHYDYFELIN, PONTYPRIDD, CF37 5AY  
**DATE REGISTERED:** 15/05/2013  
**ELECTORAL DIVISION:** Hawthorn

### APPLICATION DETAILS

Full planning permission is sought for the construction of an integral garage at 5 Hawthorn Crescent, Hawthorn.

The proposed garage would be sited to the western side of the dwelling measuring 6.9m in depth projecting from the front by 3.5m, and due to the irregular shape of the plot 4.3m in width to the front and 1.6m in width to the rear. The garage would incorporate a pitched roof design 3.6m at its highest point sloping to 2.6m at its eaves. It is proposed the garage be constructed of facing brick and concrete roof tiles to match the existing property and be accessed via an existing drive.

This application has been reported to Committee on the request of Councillor Bates to discuss the visual impact of the scheme on the character and appearance of the application dwelling, the neighbouring properties, and the surrounding locality.

### SITE APPRAISAL

The application property is a semi-detached dwelling located within a residential area of Hawthorn. Neighbouring properties within the street are all of a similar design and scale. External materials are of facing brick, concrete roof tiles and white uPVC doors and window frames. To the front of the dwelling is a small area of amenity space and hardstand where a porch has been constructed. To the rear is an enclosed garden where an outbuilding and conservatory have been erected. There are no examples of similar extensions that project forward of the dwellings in the locality.

### PLANNING HISTORY

07/1525	Extension to form kitchen, toilet, utility room and bedrooms (resubmission)	Granted 04/10/07
06/1399	Extension to form kitchen, bedroom and garage	Refused 05/09/06

### PUBLICITY

The application has been advertised by means of direct neighbour notification. No representations or objections have been received.

## **CONSULTATION**

None undertaken.

## **POLICY CONTEXT**

### Rhondda Cynon Taf Local Development Plan:

The application site lies within the settlement boundary for Hawthorn.

Policy AW5 – sets out criteria for new development.

Policy AW6 – supports development that involves high quality design and makes a positive contribution to place making.

### National Guidance

#### Planning Policy Wales, Edition 4 (2011)

Paragraph 3.1.2 Applications for planning permission should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise.

Paragraph 3.1.3 Factors to be taken into account in making planning decisions (material considerations) must be planning matters, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability.

Paragraph 3.1.7 The planning system does not exist to protect the private interests of one person against the activities of another. Proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.

Paragraph 4.11.2 Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals.

#### Technical Advice Note 12: Design (2009)

Paragraph 2.6 Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

## **PLANNING CONSIDERATIONS**

The key considerations in the determination of this application are the visual appearance of the development, its impact on the character of the existing dwelling and surrounding locality, and its impact upon the amenity and privacy of the neighbouring residential properties.

Permission is sought for the construction of an integral garage to the western side/front of this semi-detached property. In terms of residential amenity, given the siting, scale and proposed use of the garage for domestic storage, it is not considered that the structure would impact upon the existing residential amenity or privacy standards currently enjoyed by the neighbouring properties.

Notwithstanding the above, there is considerable concern regarding the design and visual impact of the proposed garage addition and the subsequent effect it would have on the character and appearance of the existing dwelling, the pair of semi-detached properties, and the wider street scene. Local planning policy requires that extensions shall have regard to the scale and style of the original building. Technical Advice Note 12, (2009) further aims to encourage and promote the importance of good design and clearly emphasises planning permission should be rejected on grounds of poor design.

The property is sited within a balanced street scene that is characterised by regularly arranged symmetrical two-storey semi-detached dwellings that exemplify a strong degree of uniformity and continuity in their form and appearance, and that all follow an established building pattern. The application property is sited within a prominent position in the street and the proposed garage projecting forward of the main dwelling by 3.5m would break the defined building line and continuity in appearance, forming an alien feature within the existing street scene which would be highly visible from various vantage points off the highway Hawthorn Crescent which runs to the front of the application site.

Furthermore, it is considered that projecting forward of the main dwelling by such a distance, the design of the garage does not reflect or harmonise with the existing dwelling and would poorly relate to the pair of semi-detached properties, dominating and unbalancing the pair rather than complementing the original structures. As such it is considered the proposal is contrary to policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

In summary, although acceptable in terms of its impact upon the residential amenity of the surrounding neighbouring properties, the scheme is considered to be overly dominant upon the character of the original dwelling house having a significant adverse affect on the character and appearance of the pair of semi-detached properties and the wider street scene to which it relates. As such the proposal is considered contrary to both national and local planning policy.

Having regard to the above, the application is therefore recommended for refusal.

**RECOMMENDATION: Refuse**

1. The proposed garage arising from its siting would result in an unsympathetic addition that would have a detrimental impact on the character and appearance of the application dwelling, the pair of semi-detached properties, and the surrounding street scene. As such the proposal is contrary to Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

=====

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**MUNICIPAL YEAR 2013-2014**

**DEVELOPMENT CONTROL  
COMMITTEE**

**5 SEPTEMBER 2013**

**REPORT OF THE  
DIRECTOR LEGAL AND  
DEMOCRATIC SERVICES**

**Agenda Item No.3**

**SITE MEETING  
APPLICATION NO. 13/0487 – ERECTION  
OF AN ATTACHED GARAGE TO THE  
SIDE/FRONT OF THE PROPERTY – 5  
HAWTHORN CRESCENT, RHYDYFELIN,  
PONTYPRIDD**

**Author: Mrs.Z.Maisey, Principal Officer – Committee Services**

**1. PURPOSE OF THE REPORT**

To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Service Director, Planning attached as Appendix 1.

**2. RECOMMENDATION**

To refuse the application in accordance with the recommendation of the Service Director, Planning.

**3. BACKGROUND**

- 3.1 In accordance with Minute No. 40 (Development Control Committee, 1<sup>st</sup> August 2013) a site inspection was undertaken on Monday, 12<sup>th</sup> August 2013 to consider planning and highways issues concerning the proposal.
- 3.2 The meeting was attended by the Chairman and Vice-Chairman of the Development Control Committee (County Borough Councillors R.B.McDonald and D.Weeks respectively) and County Borough Councillor E.Webster in consultation with the Local Member for Hawthorn (County Borough Councillor (Mrs) T.Bates).
- 3.3 The application site was inspected and Members were informed that full planning permission was sought for the construction of an integral garage to the side of the property which would be accessed via an existing drive.

- 3.4 The Development Control Officer stated that the key considerations in determining the application were the visual appearance of the development, its impact on the character of the existing dwelling and surrounding locality as well as its impact on the amenity and privacy of the neighbouring residential properties.
- 3.4 It was noted that the property was sited within a balanced street scene that was characterised by regularly arranged symmetrical two-storey semi-detached dwellings that all followed an established building pattern. The application site was in a prominent position within the street and as the proposed garage would project forward to the main dwelling by 3.5m it would be highly visible and would break the defined building line and continuity in appearance.
- 3.5 The Transportation Officer informed Members that his Section had not been consulted on the proposal but had it been, an objection would have been raised. He pointed out that the existing cross over to the property from the highway currently allowed vehicles to access the site but owing to the design and location of the proposed garage, vehicles would be prevented from doing so unless a further cross over was provided. If this facility was proposed then the objection could be withdrawn.
- 3.6 Members noted to allow a further cross over and existing boundary wall could need to be removed which would not require planning permission.



**LOCAL GOVERNMENT ACT 1972**

**as amended by**

**LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**LIST OF BACKGROUND PAPERS**

**DEVELOPMENT CONTROL COMMITTEE**

**3 OCTOBER 2013**

**REPORT OF: SERVICE DIRECTOR PLANNING**

**REPORT**

**APPLICATION NO: 13/0487 -  
ERECTION OF AN ATTACHED  
GARAGE TO THE SIDE/FRONT OF  
THE PROPERTY, 5 HAWTHORN  
CRESCENT, RHYDYFELIN,  
PONTYPRIDD**

**OFFICER TO CONTACT**

**MR M FARLEY  
(Tel. No. 01443 494835)**

**See Relevant Application File**

This page intentionally blank