

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

**DEVELOPMENT CONTROL
COMMITTEE**

17 SEPTEMBER 2015

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

Agenda Item No.5(1)

**SITE MEETING
APPLICATION NO. 15/0692 – RAISING
OF ROOF TO PROVIDE FIRST FLOOR
ACCOMMODATION AND 2 NO. SINGLE
STOREY EXTENSIONS TO THE SIDE
AND FRONT OF THE BUNGALOW – 9
TANYBRYN, PENRHIWCEIBER,
MOUNTAIN ASH**

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 at Appendix 1.

2. RECOMMENDATION

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

3. BACKGROUND

3.1 In accordance with Minute No. 39 (Development Control Committee, 6 August 2015), a site inspection was undertaken on Monday, 17 August 2015 to consider the overbearing impact of the proposal on neighbouring properties.

3.2 The meeting was attended by the Chair of the Development Control Committee (County Borough Councillor G.Stacey) and Committee Members - County Borough Councillor P.Jarman, (Mrs) S.J.Jones, S.Rees, (Mrs) J.S.Ward, P.Wasley and E.Webster. Non-Committee/Local Member – County Borough Councillor A.S.Fox was also in attendance.

- 3.3 Apologies for absence were received from Committee Members - County Borough Councillors L.M.Adams, L.De Vet, M.Griffiths, C.J.Middle, G.P.Thomas and M.J.Watts
- 3.4 Members firstly viewed the application site from the highway fronting the property and were advised that full planning permission was being sought for the re-modelling of No.9 Tanybryn - a single storey, detached bungalow - to provide additional living accommodation. The proposed works involved raising the roof ridgeline and eaves, two dormer roof additions and two single storey extensions, one to the front and one to the southern side of the dwelling. The proposed development would effectively convert the existing single storey bungalow into a two storey dwelling and would be visible from a number of public vantage points off the adjacent highway forming a visible feature in the street scene.
- 3.5 Members noted that the height of both and ridgeline and eaves of the existing bungalow would be increased by 1 metre, i.e. from 5 to 6 metres and 2.6 to 3.6 metres respectively to allow for three bedrooms to be provided in the roof space. Additionally, two dormer roof extensions would be installed within the front roof slope to provide extra headroom in the new bedrooms. The proposed dormer extensions would measures 2 metres in with by 2 metres in height with a maximum projection of 3.5 metres, incorporating a pitched roof design, the highest point of which would be to the full height of the main ridgeline. The additions would be sited to either side of a new single storey extension to be erected centrally within the front elevation. Five roof lights would also be installed within the rear roof slope. The size and design of the proposed single storey side extensions were noted along with the fact that it was also proposed to demolish the existing garage to the southern side of the property to make way for three off-street parking spaces.
- 3.6 Members noted the proximity of surrounding properties which to the front were mainly traditional two-storey terraced dwellings and to the rear, single storey bungalows. Members then viewed the application site from the garden of a bungalow situated at a much higher level directly behind the application site. The view from the rear garden looked over the existing roof ridgeline of the application property and during their inspection, Members assessed the concerns that had been raised regarding the overbearing impact of the proposed development and the loss of privacy.
- 3.7 The Planning Officer pointed out that whilst it was acknowledged that the five roof lights in the rear elevation would be sited in close proximity to the boundary with the dwellings to the rear, the applicant could insert similar windows into the current roof slope under their permitted developments

rights. In the circumstances, any potential impact from the roof lights proposed would not be considered significant enough to warrant refusal of the application and a condition could be added to any consent requiring the roof lights to be of obscure glazing to minimise any potential impact.

- 3.8 Members also noted that there were no highway objections to the proposal subject to conditions.

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APPENDIX 1

APPLICATION NO: 15/0692/10 (MF)
APPLICANT: Mr & Mrs D Paine
DEVELOPMENT: Raising of roof to provide first floor accommodation and 2 no single storey extensions to the side & front of the bungalow.
LOCATION: 9 TANYBRYN, PENRHIWCEIBER, MOUNTAIN ASH, CF45 3UJ
DATE REGISTERED: 13/05/2015
ELECTORAL DIVISION: Penrhiwceiber

RECOMMENDATION: Approve

REASONS:

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact and its impact upon the amenity and privacy of the neighbouring residential properties.

APPLICATION DETAILS

Full planning permission is sought for the remodelling of 9 Tanybryn to provide additional living accommodation in the roof space. The works would involve the raising of the ridgeline and eaves, two dormer roof additions, and two single storey extensions, one to the front and one to the southern side of the dwelling respectively. A number of internal alterations would also be undertaken in order to accommodate the revised layout.

It is proposed that the height of both the ridgeline and eaves of the existing bungalow be increased by 1 metre, from 5 to 6 metres and 2.6 to 3.6 metres respectively to allow for 3 bedrooms to be provided in the roof space. Additionally two dormer roof extensions would be installed within the front roof slope to provide extra headroom in the new bedrooms. The proposed dormer extensions would measure 2 metres in width by 2 metres in height, with a maximum projection of 3.5 metres, incorporating a pitched roof design, the highest point of which would be to the full height of the main ridgeline. The additions would be sited to either side of a new single storey extension to be erected centrally within the front elevation. 5 roof lights would also be installed within the rear roof slope.

A single storey extension would be erected to the properties front elevation to form a new central gable feature. The addition would measure 6 metres in width by 4.1 metres in depth, with a pitched roof design to 5.2 metres in height. The

extension would be of a modern design incorporating full height glazing in the front elevation.

A further single storey extension would be constructed to the southern side of the property to accommodate a kitchen. It would measure 4.5 metres in width by 4.1 metres in depth, having a pitched roof design to 4 metres in height.

It is also proposed that the existing garage to southern side of the property be demolished to make way for 3 off-street parking spaces.

SITE APPRAISAL

The application property is a detached bungalow located within a residential area of Penrhiwceiber. It is located centrally within a triangular plot having gardens areas all around and a detached garage to the southern side. Sited on a valley hillside, the general topography of the locality rises from east to west and as such the application site is located at higher level than the street to the front, but a lower level than the neighbouring properties to the rear. The adjacent properties within Tanybryn are all semi-detached bungalows of a comparable design and scale to that of the application dwelling, however, the surrounding locality is characterised predominately by a series of linear arrangements of traditional, two-storey terraced dwellings.

PLANNING HISTORY

No previous planning applications have been submitted at the application site.

PUBLICITY

The application has been advertised by means of direct neighbour notification. Four letters of objection have been received from occupiers of surrounding neighbouring properties making the following comments (summarised):

- The resulting dwelling will overlook the surrounding properties.

 1. The resulting dwelling will overshadow the surrounding properties.
 2. The resulting dwelling will have an overbearing impact upon the surrounding properties.
 3. The resulting dwelling will be out of character with the surrounding locality.
 4. The raising of the ridge height will obscure views from the adjacent properties.

CONSULTATION

Transportation Section – no objection, subject to conditions.

Countryside, Landscape and Ecology – no objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Penrhiwceiber, but is not allocated for any 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.

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 Chapter 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions) and Chapter 4 (Planning for Sustainability) set out the Welsh Government's policy on planning issues relevant to the determination of the 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.

Principle of the Proposed Development

The application relates to the extension of an existing residential property. The principle of the development is therefore acceptable, subject to the criteria identified below.

Visual Impact

The development would effectively convert the existing single storey bungalow into a two storey dwelling. It is noted that the proposed works would be visible from a number of public vantage points off the adjacent highway forming a visible feature in the street scene. However, despite the development having such a potentially significant impact upon the character and appearance of the existing property, it is considered that the proposed design of the roof and single storey extensions would positively contribute to the overall appearance of the existing dwelling. Furthermore, given the use of appropriate finishing materials, it is considered that the development would in fact enhance the current appearance of the existing building and will also ensure that the resulting structure is not overly prominent in the surrounding locality. Therefore, whilst it is acknowledged that the proposed works would form a considerable alteration to the existing dwelling, the development is considered to be acceptable in terms of its scale, massing, bulk, design and overall visual appearance.

Residential Amenity

It is noted that a number of objections have been received from surrounding residents in respect of the potential impact the development may have upon the amenity and privacy standards they currently enjoy. Given the nature of the works, it is acknowledged that there will inevitably be a degree of impact in this regard, however, it is not considered any potential impact would be significant enough to warrant refusal of the application.

The application property is sited at a considerably lower ground level than the immediate properties to the rear. As such, by increasing the height of the bungalow by only 1 metre, it is not considered that any undue overshadowing impact would arise. Further, whilst the increase in height would obviously increase the prominence of the property from the adjacent dwellings, again, raising the ridge height by only 1 metre, it is not considered the works would lead to significantly more overbearing impact in comparison to that which currently exists.

With regard to overlooking, whilst it is acknowledged that the 5 roof lights in the rear elevation would be sited in close proximity of the boundary with the dwellings to the rear, the applicants could insert similar windows into the current roof slope under their permitted development rights and therefore any potential impact from the roof lights proposed would not be considered significant enough

to warrant refusal of the application. It also noted that a condition could be added to any consent requiring the roof lights to be of obscure glazing to minimise any potential impact.

Therefore, whilst it is acknowledged that there will be a degree of impact upon the amenity and privacy standards currently enjoyed by the adjacent properties, on balance, it is not considered the impacts would be significant enough to warrant a recommendation other than to approve the application. Consequently the application is considered acceptable in this regard.

Highway Safety

The Transportation Section has commented that it is not anticipated that vehicular traffic would increase by creating 2 additional bedrooms at the dwelling. Furthermore, given that 2 additional off-street parking spaces would be created within the plot, there would be no impact upon pedestrian or highway safety in the vicinity of the site, subject to a number of standard conditions detailed below. Consequently, the proposal is considered acceptable in this regard.

Other Issues

It is noted that an objector has raised concerns regarding a loss of views from their property, however, this is not a material planning consideration and cannot be taken into account whilst determining the application.

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

Whilst it is acknowledged that the proposal will inevitably form a considerable alteration to the original property and will also have a degree of impact upon the amenity of the adjacent dwellings, on balance, it is not considered that the impacts would be significant enough to warrant a recommendation other than to approve the application. Consequently the application is considered to comply with the relevant policies of the Local Development Plan.

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 ref: Location Plans 01, 02, 03 ,04 and documents received by the Local Planning Authority on 13/05/15, 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. The external materials of the proposed works shall match as near as possible the materials of the original building.

Reason: To ensure that the works are 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.

4. Before the development is brought into use the means of access, together with the parking facilities for 3 vehicles, shall be laid out in accordance with the submitted plan 04 and approved by the Local Planning Authority.

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

5. Surface water run-off from the proposed development shall not discharge onto the public highway or connect to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent overloading the existing highway drainage system and potential flooding and in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Prior to the extensions, hereby permitted, being brought into use, all roof light windows within the rear elevation shall be glazed with obscure glass details of which shall first be submitted to and agreed in writing by the Local Planning Authority. The windows shall be retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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LOCAL GOVERNMENT ACT 1972

As amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

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Minute No.39 (Development Control Committee, 6 August 2015)

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