

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2015-2016

	Agenda Item No. 9
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**DEVELOPMENT CONTROL
COMMITTEE
15 OCTOBER 2015**

**REPORT OF: SERVICE DIRECTOR
PLANNING**

APPLICATION NO: 15/0258 - SINGLE STOREY EXTENSION AND REAR DORMER WINDOW TO EXISTING HOUSE, 1 MEADOW STREET, TREForest, PONTYPRIDD

1. PURPOSE OF REPORT

Members are asked to determine the above application.

2. RECOMMENDATION

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

3. BACKGROUND

This application was originally reported to the Development Control Committee on 20th August 2015 with a recommendation of approval. A copy of that report is attached at **APPENDIX A**. At that meeting Members deferred determination to enable a site visit to take place. The site visit took place on 28th August 2015.

The application was reported back to Development Control Committee on 17th September 2015. A copy of that report is attached at **APPENDIX B**. At that meeting Members resolved to refuse the application contrary to the recommendation of the Service Director, Planning as they considered there to be insufficient parking spaces available near the property and the noise generated would have a detrimental impact on amenity, the matter be deferred to the next appropriate meeting of the Committee for a report from the Service Director, Planning, in necessary in consultation with the Director, Legal & Democratic Services, upon the strengths and weaknesses of taking a decision contrary to recommendation, prior to determining the matter (Minute No. 66(2) refers).

Members are advised a household of six people living together does not require a change of use and therefore 6 people could live at the existing dwelling without the need for planning permission. Therefore the application only relates to the extensions being proposed.

The proposed dormer detailed on the plans would not require planning permission and the rear extension proposed is considered to be a common type of extension to a terraced property. With some alteration a rear extension extending no more than 4m from the rear wall would also be permitted development. As such, it is considered it would be difficult to defend a refusal reason relating to issues such as noise and disturbance and other issues such as a lack of amenity space and space to store refuse. Indeed, it is apparent that the submitted plans detail amenity space would be retained in the rear yard area. Whilst this amenity space would be relatively small it would be sufficient for the size of dwelling.

In relation to the provision of off-street parking spaces, there is insufficient space in the rear to provide any meaningful parking area. As six residents could currently live in the existing dwelling (or through an increase in size by extensions that are permitted development); it is considered the lack of suitable off-road parking, in this instance, would not be a justified refusal reason.

Turning to Building Regulations no application has currently been submitted and any works being carried out are unauthorised. The applicant has informed the Building Control Officer that he's got adequate photo evidence, though none has been submitted yet. Members are advised a Completion certificate would not be issued until the Building Control Officer is satisfied the proposed works meet current Building Regulations.

Notwithstanding the above, the proposed extension makes it more likely that the dwelling could be occupied by six residents due to the small size of the existing dwelling. Therefore, if Members are still minded to refuse the application; the refusal reason below is suggested.

REASON

1. The development would be a too intensive form of residential development resulting in noise and disturbance issues and increased parking demand that would have a significant detrimental impact on the amenity of surrounding residents. As such the development would be contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

APPENDIX A

APPLICATION NO: 15/0258/10 (GW)
APPLICANT: Mr D Gillespie
DEVELOPMENT: Single storey extension and rear dormer window to existing house
LOCATION: 1 MEADOW STREET, TREFOREST, PONTYPRIDD, CF37 1SR
DATE REGISTERED: 11/05/2015
ELECTORAL DIVISION: Treforest

RECOMMENDATION: Approve

REASONS:

The extension would be to an existing dwelling and it would be of an acceptable size, scale and design. There would be no detrimental impact on the amenity of neighbouring residents or on the character and appearance of the area.

APPLICATION DETAILS

Originally full planning permission was sought for the conversion of the existing dwelling to an eight bedroom 'House In Multiple Occupation' (HMO) for students including a single storey rear extension and dormer extension.

The plans have now been amended to a 'Householder' development for the extensions and the number of bedrooms has been reduced to six. Members should note a dwelling where a maximum of six individuals are living together as a single household does not require a change of use to a House in Multiple Occupation.

This report is therefore on the basis of the 'Householder Application' and responses in relation to the original change of use should not be used as a basis for determination of the application.

The rear extension would be full width, single storey and would have a flat roof. This would measure 7.3m in depth, 6.5m in width and with a maximum height of 2.8m. The elevations would be finished with a render and the roof would be covered with felt. The extension would replace an existing extension and part of the stone wall facing towards the side street off Meadow Street. In addition a rear dormer is proposed. This would be finished with hanging tiles to match the existing roof.

The application is accompanied by the following:

- Design and Access Statement.

Councillor Powderhill has requested the application is reported to Development Control Committee to assess the impact on the surroundings.

SITE APPRAISAL

The site is a dwelling situated at the end of a traditional terrace on Meadow Street and close to the centre of Treforest. A side street leading from Meadow Street provides access to Meadow Court and Raymond Terrace to the rear. On the opposite side of this and further north along this side of Meadow Street is the Castle Square Conservation Area.

The University of South Wales is located approximately 400m away to the west. This part of Meadow Street has double lines around the junction with the side street. The rest of Meadow Street is restricted parking for a limited period of 2 hours or unrestricted to permit holders.

PLANNING HISTORY (Relevant to Application)

15/0087	115	Queen Street, Treforest	Conversion of house to 7 bed student house in multiple occupation with two storey extension and rear dormer window.	Pending
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PUBLICITY

The amended application has been advertised via direct neighbour notification. No new comments were received.

Originally two objections were received when the application included a change of use to a HIMO. The contents of those objections are summarised below:

- There is already more than 70% student occupied houses.
- The conversion will be out of keeping with the 3/4 bedroom properties on the street.
- There is a high parking demand on the street and sometimes we are unable to park on it, even with a permit. More students will make the problem worse.
- It will result in more late night noise and disturbance. Our car has also been damaged recently.

CONSULTATION

Countryside, Landscape and Ecology - no objection. A bat informative note must be provided on any planning permission.

Land, Reclamation and Engineering - no objection subject to drainage condition.

Police Authority – no objection.

Public Health and Protection – no objection subject to demolition of existing dwellings, hours of operation, noise, dust and waste.

Transportation Section – no objection.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated. It is adjacent to the Castle Square Conservation Area.

Policy CS2 – emphasises sustainable development. It promotes residential development with a sense of place which respects the character and context of Principal Towns and key settlements of the Southern Strategy Area. It aims to protect the culture and identity of communities by focusing development within defined settlement boundaries and promoting the reuse of under used and previously developed land and buildings.

Policy AW1 - residential development proposals will be expected to contribute to meeting local housing needs and the supply of new housing will include the conversion of suitable structures to provide housing.

Policy AW2 - development proposals will only be supported in sustainable locations, including sites within the defined settlement boundary, which would not unacceptably conflict with surrounding uses, have good accessibility by a range of sustainable transport options, have good access to key services and facilities and support the roles and functions of the Principal Towns.

Policy AW5 - sets out criteria for new development and requires the scale, form and design of new development to have an acceptable effect on the character and appearance of the site and surrounding area and existing features of the built environment to be retained. Development must have no significant impact on the amenities of neighbouring properties, be compatible with other uses in the locality and to design out the opportunity for crime and anti social behaviour. Development must be sustainable, have safe access and provide car parking in accordance with the Council's Supplementary Planning Guidance (SPG).

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW7- covers the protection and enhancement of the built environment.

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity.

Policy SSA13 - permits development within the defined settlement boundaries provided it does not adversely affect the provision of open space and car parking in the surrounding area, the land is not contaminated or subject to land instability and is accessible to local services by a range of modes of sustainable transport, on foot or by cycle.

Supplementary Planning Guidance

- Access Circulation and Parking
- Design and Placemaking
- The Historic Built Environment

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), Chapter 4 (Planning for Sustainability), Chapter 6 (Conserving the Historic Environment), Chapter 7 (Economic Development) and Chapter 8 (Transport), sets 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 11: Noise;
PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
Manual for Streets

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 dwelling is located within the settlement boundary as identified in the Rhondda Cynon Taf Local Development Plan (LDP). Therefore, it is considered, the extension in principle would be acceptable subject to an assessment of the following other material planning considerations.

Impact on residential amenity and privacy

The single storey rear extension would be of a size and scale that would not have a significant detrimental impact from overshadowing or overbearing. There would be no significant increase in overlooking that would warrant a refusal reason. It is therefore considered that the development would not have a significant detrimental impact on the amenity of surrounding residents.

Impact on the character and appearance of the area

The proposed rear extension and dormer is the main visual change to the property. The extension would replace an existing single storey extension and the size and scale would be acceptable. However the replacement of the stone side wall, with a mainly rendered elevation, would have some negative visual impact on the street

scene. This elevation would also be seen in conjunction with the Castle Square Conservation Area and would not preserve or enhance its qualities. It is considered that the use of natural stone on the side elevation facing the street would overcome this issue. If permission is granted, details of this could be obtained by a suitably worded condition. With regards the proposed dormer it would be on the rear elevation and would not require planning permission on a dwelling. It is proposed to finish the dormer with tiles matching the existing roof tiles. As such these alterations would not have a significant detrimental impact on the character of the area or the nearby conservation area.

In conclusion the proposal is considered would not result in a significant visual impact on the character of the building or surroundings. Therefore this issue would not warrant a refusal reason.

Access and highway safety

There is no off street parking available at the property and none is proposed. No objection has been raised by the Transportation Section. They state the property is in a sustainable location and permit parking is available on the street.

Other issues

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation:

Objections raised by local residents

As detailed above the objections were received for the application that included a change of use to a HIMO. No objections were received when the application was re-advertised as a Householder application. Members will appreciate the objections raised concern the change of use and the current 'Householder Application' would not warrant a refusal on the issues they raise.

Public Health

Whilst the comments raised by the Public Health and Protection Section are appreciated, it is considered dust and waste matters can be more efficiently controlled by other legislation. An appropriate note can be added to any permission concerning waste and dust issues.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, the impact on residential amenity, the impact on character and appearance and parking (Policies AW2, AW5, AW6 and AW7).

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 amended/revised plan(s) no(s):

Drawing No. BXZ2/6 Rev A – Rear and Side Elevations Proposed received 24th March 2015.

Drawing No. BXZ2/3 – Ground Floor Proposed received 27th February 2015.

Drawing No. BXZ2/4 – First Floor Proposed received 27th February 2015.

Drawing No. BXZ2/5 – Second Floor Proposed received 24th March 2015.

and documents received by the Local Planning Authority on 27th February 2015, 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 clearly define the scope of the permission.

3. Notwithstanding the submitted plans the north side elevation of the rear extension hereby permitted (facing the side street of Meadow Street) shall be finished in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with Policies AW5, AW6 and AW7 of the Rhondda Cynon Taf Local Development Plan.

4. Prior to occupation of the House in Multiple Occupation hereby permitted, drainage details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plans.

Reason: To ensure adequate disposal of surface water drainage in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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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(4)
SITE MEETING APPLICATION NO.15/0258 - SINGLE STOREY EXTENSION AND REAR DORMER WINDOW TO EXISTING HOUSE - 1 MEADOW STREET, TREFOREST, 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 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.50(3) (Development Control Committee, 20 August 2015), a site inspection was undertaken on Friday, 28 August 2015 to consider the highways and public health issues.

3.2 The meeting was attended by the Chair and Vice-Chair of the Development Control Committee (County Borough Councillors G.Stacey and M.Griffiths respectively) and Committee Members - County Borough Councillors J.Bonetto, (Mrs) S.J.Jones and E.Webster.

3.3 Apologies for absence were received from Committee Members - County Borough Councillors L.M.Adams, L. De Vet, P.Jarman, R.Lewis, C.J.Middle, S.Powderhill, S.L.Rees, (Mrs) A.Roberts, G.Smith, G.P.Thomas, (Mrs) J.S.Ward, P.Wasley and M.J.Watts.

- 3.4 Members first met on the side street off Meadow Street to view the rear of the application site. The Development Control Manager outlined the plans for the proposed rear extension and dormer which was the main visual change to the property. The extension would replace an existing extension and part of the stone wall facing towards the side street off Meadow Street. With regards the proposed dormer, it would be on the rear elevation and did not require planning permission.
- 3.5 Members then viewed the front of the property from the street and noted that there was no off street parking available at the property and none proposed. No objection had been raised by the Transportation Section as there was no change in parking requirements and the property was in a sustainable location with on-street parking being available to permit holders.
- 3.6 Members noted that originally full planning permission was sought for the conversion of the property to an eight bedroom "House In Multiple Occupation" for students including a single storey rear extension and dormer extension. However, the plans had now been amended to a "Householder" development for the extensions and the number of bedrooms had been reduced to six. A dwelling where a maximum of six individuals lived together as a single household did not require a change of use to a "House in Multiple Occupation".
- 3.7 Members were unable to access the interior of the dwelling and asked that the applicant's up to date plans be presented to the Development Control Committee, prior to determining the application.

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

15 OCTOBER 2015

REPORT OF: SERVICE DIRECTOR PLANNING

REPORT

**APPLICATION NO: 15/0258 -
SINGLE STOREY EXTENSION
AND REAR DORMER WINDOW TO
EXISTING HOUSE, 1 MEADOW
STREET, TREForest,
PONTYPRIDD**

OFFICER TO CONTACT

**MR G WATKINS
(Tel. No. 01443 494754)**

See Relevant Application File

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