



PLANNING & DEVELOPMENT COMMITTEE

15 MARCH 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0002/10 (JE)
APPLICANT: Mrs Gemma Webber
DEVELOPMENT: Rear double extension and front porch.
LOCATION: 17 DYFFRYN ROAD, RHYDYFELIN, PONTYPRIDD,
CF37 5RW
DATE REGISTERED: 01/02/2018
ELECTORAL DIVISION: Rhydyfelin Central

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 the impact it has upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE

This application is reported to Committee as the applicant is immediately related to a serving Councillor.

APPLICATION DETAILS

Full planning permission is sought for the construction of a two storey extension and porch at 17 Dyffryn Road, Rhydyfelin, CF37 5RW. The proposed two storey extension would be located to the rear of the property and the proposed porch would be located to the front of the property.

The proposed extension would be located towards the right elevation of the property and would measure a width of 4 metres covering half the width of the property and would protrude outwards a depth of 5.4 metres. The proposed extension would have a dual pitched roof design with a gable end on its rear elevation measuring a maximum height of 6.2 metres sloping to 4.8 metres at the eaves. The proposed extension would accommodate an additional bedroom on the first floor and a lounge on the ground floor.

The proposed porch would be located towards the centre of the dwelling and would measure a width of 2.1 metres and protrude outwards a depth of 1.35 metres. The proposed porch would have a mono pitched roof design measuring a maximum height of 3 metres sloping to 2.5 metres at the eaves.

SITE APPRAISAL

The application property is a two storey semi detached dwelling located within a residential area of Rhydyfelin, Pontypridd. The property is set back from the highway at Dyffryn Road by an amenity space which is currently used for off street parking. The property is attached on its right elevation, to the rear there is an enclosed amenity space which is bounded on all sides by neighbouring properties. The property is one of two which are located between the streets of Dyffryn Avenue and Dyffryn Gardens.

Neighbouring properties are made up of semi detached and terraced dwellings of a similar scale and design. There are examples of existing two storey rear extensions and front porch extensions visible on neighbouring properties within the area.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to 5 neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

Countryside - no relevant SewBrec Records of Statutory Protected Species from immediate vicinity. However, an appropriate bat informative note will be needed on any planning permission

Dwr Cymru/Welsh Water - A standard consultation response noting the potential proximity of DCWW assets to the site, and requesting an informative note to the applicant is appended to any consent.

Wales & West Utilities - A standard consultation response noting the potential proximity of Wales & West Utilities assets to the site.

No other consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Rhydyfelin 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.

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 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 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 an extension to 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:

As the proposed two storey extension is located to the rear of the property and is set below the ridge height it would have no impact upon the principal elevation and wider

street scene. The proposed extension would also be of a scale and design which would not detract from the overall visual appearance of the existing property.

The proposed porch due to its dimensions and materials is considered to be a subservient addition to the dwelling and would not dominate its overall character. It is also noted there are a number of existing porches located to the front of properties visible within the street scene.

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 extension is not considered to have a significant overshadowing or overbearing impact upon the surrounding neighbouring properties for the following reasons:

Any undue impact upon residential amenity and privacy would be greatest upon the neighbouring property 18 Dyffryn Road. Whilst it is acknowledged that the side elevation of the proposed extension would have some prominence from this property. Due to its eaves height of 4.8 metres which is considered to be modest, it's not considered that any impact would be significant enough to warrant a refusal.

In terms of overlooking, the application property is located within a row of terraced properties in which an element of mutual overlooking has already been established. Therefore, the proposal to include windows in the rear elevation of the extension would not significantly increase the level of overlooking that currently occurs.

The proposed porch would have no undue impact upon residential amenity and privacy of neighbouring occupiers.

On balance, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable.

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 SUBJECT TO THE BELOW CONDITIONS:

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

- Proposed extensions to 17, Dyffryn Road, Rhydyfelin and documents received by the Local Planning Authority on 01/02/18, 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.