



PLANNING & DEVELOPMENT COMMITTEE

6 SEPTEMBER 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0763/10 (JE)
APPLICANT: Mr M Hawtin
DEVELOPMENT: Proposed decking to rear of the property
LOCATION: 6 MAYFIELD ROAD, PONTYPRIDD, CF37 2HE
DATE REGISTERED: 04/07/2018
ELECTORAL DIVISION: Town (Pontypridd)

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

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 IS REPORTED TO COMMITTEE

The applicant is an employee of the Regeneration, Planning and Housing Service.

APPLICATION DETAILS

Full planning permission is sought for the construction of a raised decking area at 6 Mayfield Road, Pontypridd, CF37 2HE. The proposed decking would be located to the rear of the dwelling within the amenity space. The proposed decking would comprise 3 tiers which would each measure a width of 3.6 metres by a depth of 2.5 metres. Each tier would measure a maximum height of 0.6 metres above the ground level with a 0.3 metre step between tiers.

SITE APPRAISAL

The application property is a two storey mid terrace located within a residential area of Pontypridd. The property is set back and elevated from the highway at Mayfield Road by an enclosed amenity space with steps accessing the property. To the rear of the dwelling there is a linear amenity space which is bounded on both sides by neighbouring properties and an access lane to the rear. To the rear of the amenity space there is an existing raised decking area which measures a maximum height of 1.5 metres above the ground. This area of decking did not benefit from planning

permission at the time of construction; however it was constructed over 4 years ago and as such would now be considered lawful. The nature of the area slopes from N-S with the amenity space increasing in elevation away from the dwelling and as such, there is an existing retaining structure at the level of the dwelling with the remaining area of the amenity space located at first floor level.

Neighbouring properties are all terraced dwellings of a similar scale and design. There are examples of existing raised decking areas to the rear of neighbouring properties 4 and 5 Mayfield Road.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to 2 neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

No consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Pontypridd 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:

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 construction of a raised area of decking within the curtilage 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 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:

With the proposed decking being located to the rear of the property it would have no impact upon the principal elevation of the dwelling and street scene at Mayfield Road. Also given the scale of the development and presence of existing boundary fencing, the proposed decking would not be visible from public viewpoints.

In addition the decking would be constructed out of timber and it is not of a style which would be out of keeping with its residential setting.

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

Given the scale of the proposed decking it would be largely screened from view by the existing boundary fencing, the proposed decking is therefore not considered to have any overbearing or overshadowing impact upon neighbouring properties.

Due to the terraced nature of the area and existing decking to the rear of the property a mutual level of overlooking has been established between neighbouring

properties. As such, the proposed decking would not exacerbate existing levels of overlooking experienced by neighbouring occupiers

It is also noted that no letters of objection have been received from the occupants of surrounding properties following the consultation process and, taking into account the above considerations, it is not considered that the proposal would have a detrimental impact on the residential amenity and privacy standards currently enjoyed by surrounding properties. As such, the proposal 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 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 FOLLOWING 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 plans

- Top View
- Side View

and documents received by the Local Planning Authority on 04/07/18, 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.