



PLANNING & DEVELOPMENT COMMITTEE

8 NOVEMBER 2018

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 18/0222/10
(BJW)
APPLICANT: Mr Danaher
DEVELOPMENT: Extension of the existing dwelling through the creation of a new second floor and roof space, along with granny annexe at lower ground floor (internally linked) and associated hard and soft landscaping.
LOCATION: OTTERS BROOK LODGE, IVOR PARK,
BRYNSADLER, PONTYCLUN, CF72 9HA
DATE REGISTERED: 21/03/2018
ELECTORAL DIVISION: Pontyclun

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

REASONS:

The proposal is considered to be visually acceptable and in keeping with the main property and the character and appearance of the area. The development can be accommodated within the development site without leading to overdevelopment and would not have a detrimental impact on neighbouring properties in terms of loss of privacy, overlooking and is also not considered to be overbearing.

The issues raised by the three objectors received relate mainly to the use of the road by construction vehicles and the resulting impact on residents. These are not considered to constitute material considerations that would justify refusing the application.

REASON APPLICATION IS BEING REPORTED TO COMMITTEE

Three or more letters of objection to the application have been received.

APPLICATION DETAILS

Full planning permission is sought for the construction of a first and second floor extension at Otters Brook Lodge, Ivor Park, Brynsadler. The proposal also includes the provision of a granny annex at the lower ground floor and hard and soft landscaping within the surrounding gardens.

The proposed extension would result in a substantial extension to the existing property, taking it from a single storey/two-storey split level bungalow to a 2 and a half storey/ three-storey dwelling with accommodation in the roof. There would be no increase to the footprint of the existing property, however, the ridge height would be increased from 5 metres in height to 8.5 metres in height. Due to the differences in ground level at the rear of the site, this would be increased from 8 metres in height to 11.4 metres in height. A total of 3 pitched roof dormer windows would be positioned within the roof slope of the front elevation which would each measure 1.4 metres in height, a maximum of 2.1 metres in height and a maximum of 2.7 metres in depth.

The existing canopy to the front elevation would be removed with the existing window openings being comprehensively redesigned to form more modern, full-height windows. The existing window openings within the rear elevation would also be re-designed in a similar way and new openings would be inserted into both side elevations.

The property would predominantly be finished with render with a mixture of red facing brickwork and natural stone cladding features. The roof would be covered with cement-fibre roof slates (blue/black) with all windows, doors and fascias being replaced with timber effect uPVC. The existing garage doors within the east facing side elevation would also be replaced with timber effect garage doors.

The extension would provide living accommodation over four floors which would consist of:

- A living room, kitchen/diner, dining room, office/study, utility room and W.C at ground floor;
- Four bedrooms (two with en-suite bathrooms and dressing room/walk-in wardrobes) and a family bathroom at first floor;
- Two bedrooms with walk-in wardrobes and a storage room at second floor.

A granny annex consisting of an open-plan living room, dining room and kitchen, bedroom, utility room, dressing room, laundry room and bathroom would be located at lower ground floor level. Whilst the annex would have a separate entrance door to the rear elevation, it would also be internally linked to the main dwelling by an internal staircase. It is understood that the annexe would be accommodated by the applicant's parents.

A total of 6 off-street car parking spaces would be laid out within the site. Two of the spaces would be located within the existing double garage within the east facing side elevation with four further spaces (identified as visitors parking) would be provided off a newly created paved courtyard to the front elevation. Access would be provided off the existing driveway which would be resurfaced.

Further hard and soft landscaping would be provided around the property which would include new trees to line the driveway, a new lawn to the front elevation, a new paved patio to the rear elevation along with a further patio and formal lawn to the west facing side elevation.

The plans also indicate that an earth bund has been formed as a noise barrier to the M4 motorway which lies adjacent to the southern boundary. No details have been submitted as part of this application. However, the applicant has submitted a separate application under reference no. 18/0581/10 which has been approved 19/09/2018.

The application is accompanied by:

- Structural Calculations

SITE APPRAISAL

The application site relates to a large, split-level, detached property which is set within a substantial plot adjacent to the M4 motorway in Brynsadler. It is accessed via a private driveway off Talygarn Drive and Ivor Park to the west.

The property is set at a higher ground level to the M4 motorway, which is located approximately 45 metres to the south, although ground levels within the site fall gradually from the western boundary to east. The property appears as a single storey bungalow to the front elevation, however, due to significant changes in ground level at the rear of the property, the rear elevation is typically two-storey.

The nearest neighbouring properties are located in Ivor Park which is situated approximately 74 metres away to the west. It is noted that the road serving these properties is privately maintained.

PLANNING HISTORY

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|---------|--|--|---------------------|
| 18/0581 | Otters Brook Trout Pools, Ivor Park, Brynsadler, Pontyclun | New landscaped bund to the front of the property to form an acoustic screen (retrospective) | Granted 19/09/18 |
| 15/1629 | As above | Block wall and fence as sound barrier to M4 motorway and filling in of small ponds with inert material | Granted 22/08/17 |
| 15/0776 | As above | Block retaining wall and earth bund as sound barrier to M4 motorway | Refused 07/09/15 |
| 14/0582 | As above | Landscape works to provide sound barrier to M4 motorway | Refused 17/07/14 |

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|---------|----------|---|---------------------|
| 12/0715 | As above | Lawful Development Certificate for the continued use of residential dwelling | Granted 28/08/12 |
| 98/2797 | As above | Alterations to provide pitched roof over veranda and erection of detached double garage | Granted 31/01/00 |

PUBLICITY

The application has been advertised by means of direct neighbour notification letters to the 3 nearest residential properties (no's 7, 8 & 9 Ivor Park). Three letters of objection have been received and are summarised as follows:

- Previous objections have been submitted in relation to the amount of heavy vehicles that would be required to complete works which would have an adverse impact on Ivor Park;
- The road is private and residents are responsible for the upkeep of the section fronting their property, therefore any resulting damage will incur cost to the residents which is unacceptable;
- The width of the road doesn't allow for more than two cars to pass each other, therefore when residents park outside their houses it is totally impossible for a heavy lorry or wide vehicle to pass without causing damage;
- It appears that landscaping has been carried out at the site as a huge bank of soil has appeared although permission has previously been denied;
- Fear of what else might be done in future as any works will have an impact on the residents of Ivor Park and Talygarn Drive.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies inside the defined settlement boundary and is unallocated.

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.

Supplementary Planning Guidance

Design and Placemaking
Design Guide for Householder Development

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.

Main Issues:

Principle of the proposed development

The proposal relates to the extension of an existing residential property, along with hard and soft landscaping within the garden curtilage. As such, the principle of the proposed development is considered to be acceptable.

Impact on character and appearance of area

The proposal would result in a significant change to the overall visual appearance of the original property and there is some concern that its original character would be lost. The height of the building would be increased quite substantially from a single storey/two storey split level bungalow to a three storey dwelling with living accommodation within the roof. However, the overall finish of the existing bungalow is considered to be somewhat dated and the proposed extensions and overall finishes would therefore greatly modernise and improve the visual appearance of the property. Furthermore, whilst the works would result in a significant visible change to the property, it is set within a substantial plot and would not impact upon the character of the street scene at Ivor Park.

Impact on residential amenity and privacy

The application property is located a substantial distance away from the nearest neighbouring properties (approximately 74 metres) to the west and it is therefore not

considered that the proposal would result in any overbearing, overshadowing or overlooking impact that would adversely affect the amenity and privacy of these properties.

Other:

Impact on highway safety

The living accommodation within the application property would be substantially increased, however, given the size of the plot and the fact that 6 off-street car parking spaces would be provided, it is not considered that the proposal would have an adverse impact on highway safety in the vicinity of the site.

Structural Impact

The applicant has submitted structural calculation based on an investigation of the existing foundations of the property. The details have been examined by the Council's Structural Engineer and are considered to be suitable, in structural terms, for the proposed development.

Other issues raised by objector(s)

It is noted that two letters of objection have been received which raise concerns with regard to the impact the number of heavy vehicles required to complete the works would have on the private road at Ivor Park. Whilst the issues are acknowledged, the only access to the application property is through Ivor Park and it is therefore assumed that the applicant would have some right of access. Notwithstanding this, any damage to the road as a result of the proposed works would need to be repaired at the expense of the applicant/developer and this would be a private matter that would need to be resolved between the parties involved.

It is noted that an application for an earth bund has previously been refused by the Council and that one key issue raised as part of that application was the impact of the number of HGV vehicles that would be required to transport material to the site. Whilst the concerns raised by the objectors in this regard are acknowledged, it is considered that the anticipated number of vehicles required during the construction of the proposed extension would be considerably less than that required for the provision of an earth bund. It is therefore not considered that the construction of the proposed extension would have such an adverse impact on highway safety or upon the amenity of surrounding residents at Ivor Park/ Talygarn Drive that it would warrant the refusal of the application.

It is also noted that the objectors raise concerns with regard to the bank of soil that has been formed at the site following the refusal of previous applications for a similar proposal. The bank of soil has been formed at the site without the necessary planning permission and the Council only became aware of its existence following a site visit for the current application. The applicant has submitted a retrospective planning application for the retention of the earth bund which it is also proposed to landscape (planning reference no. 18/0581/10). The impact of the bund has been

considered, as part of that application, and the application for its retention has been approved.

Community Infrastructure Levy 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 liable for a charge under the CIL Regulations 2010 as amended. The application lies within Zone 3 of Rhondda Cynon Taf's Residential Charging Zones, where there is a liability of £85 / sqm for residential development (including extensions to dwellings over 100 sqm).

The CIL (including indexation) for this development is expected to be £32,282.22.

Conclusion

The proposal is considered to be visually acceptable and in keeping with the main property and the character and appearance of the area. The development can be accommodated within the development site without leading to overdevelopment and would not have a detrimental impact on neighbouring properties in terms of loss of privacy, overlooking and is also not considered to be overbearing.

The application is also considered to comply with the relevant policies of the Local Development Plan in respect of the requirements for residential extensions, its impact on neighbouring properties and visual impact and is therefore acceptable.

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.

3. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

Site location plan, Drawing no. 1011
Proposed lower ground floor plan, Drawing no. 1003
Proposed ground floor plan, Drawing no. 1004, Revision A
Proposed first floor plan, Drawing no. 1005
Proposed second floor / attic plan, Drawing no. 1006
Proposed elevations 1, Drawing no. 1007
Proposed elevations 1, Drawing no. 1008
Proposed Site Plan, Drawing no. 1010
Structural Calculations received by email 24/05/2018

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 extension shall match as near as possible the materials of the existing building.

Reason: To ensure that the extension 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.

4. The extension (building) hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Otters Brook.

Reason: In order to define the scope of the development.

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