



PLANNING & DEVELOPMENT COMMITTEE

13 JUNE 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0439/10
(RP)
APPLICANT: Mr A. Jones
DEVELOPMENT: Proposed rear single storey extension.
LOCATION: 7 LABURNUM DRIVE, CWMDARE, ABERDARE, CF44
8RT
DATE REGISTERED: 24/04/2019
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: GRANT

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

Three letters of objection have been received from occupiers of neighbouring properties following the consultation process; and by the request of Councillor Gareth Jones, who has requested that any objectors are allowed the opportunity to raise and discuss their concerns on the potential impact of the development upon their current amenity standards.

APPLICATION DETAILS

Full planning consent is sought for the construction of a single storey extension at 7 Laburnum Drive, Cwmdare, Aberdare.

It is proposed that the extension be sited to the east facing rear elevation of the property, and would measure 6.1m in width, have a depth of 5.3m and be 3.8m high with a hipped roof design.

Positioned to the left hand side of the rear elevation, the extension would be brick built and faced to match the appearance of the existing dwelling, it would have concrete tiles to its roof, UPVC fenestration to its east elevation while its south facing elevation would incorporate a set of bi-folding doors.

To facilitate its construction, it is proposed that an existing conservatory is removed.

SITE APPRAISAL

The application property is a detached dwelling set within the modern residential area of Cwmdare.

The property is set back from the adopted highway of Laburnum Drive to the north by a driveway that it shares with the neighbouring property 6 Laburnum Drive, and has a principle elevation which is west facing.

The property benefits from an enclosed garden to the rear to a depth of 12m and width of 20m, and is bordered on all sides by the gardens and amenity spaces of neighbouring properties. To the properties southern side elevation, is an area of raised decking.

Neighbouring properties are similar with respect to scale, massing, materials and design with the closest of these located 3m to the north, 14m to the east, 42m to the west while those properties at The Ridings are sited 30m to the south.

With regard to existing finishes these consist of face brick to its elevations, white UPVC windows, doors and rainwater goods and concrete tiles to its roof.

PLANNING HISTORY

The most recent applications on record associated with this site are:

04/1356	7 Laburnum Drive, Cwmdare, Aberdare, CF44 8RT Landscaping/Tiering of front garden.	22/09/04 Granted
11/5122	7 Laburnum Drive, Cwmdare, Aberdare, CF44 8RT Dormer to rear elevation	22/02/11 Permitted Development

PUBLICITY

The application has been advertised by direct notification to neighbouring properties. Three letters of objection have been received from neighbouring occupiers at 122, 123 and 124 The Ridings, making the following comments (summarised):

- The proposed extension, as currently designed, will result in gross loss of privacy as the bi-folding doors will give the occupants a clear and direct view towards our garden and rear of our property.
- There will be increased light pollution from this extension, particularly in the early mornings and evenings, due to the extent of glass folding doors in the design.
- The bi-fold doors will encourage the occupants to use the decked area immediately adjacent to our boundary.
- The design would allow the occupants to observe us without being visible to us.
- I wish to object on the grounds of privacy, as the bi-folding doors on the side of the extension would allow the applicant to overlook us.
- The existing trees that are located within the boundary of the neighbouring property could be cut back or removed at any time, which would remove an element of screening from the extension.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Aberdare West/Llwydcoed, 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.

Supplementary Planning Guidance

- A 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.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future Generations (Wales) Act 2015 into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development:

- Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)
- Chapter 4 (moving within and between places, transport, living in a place, housing)
- Chapter 6 (green infrastructure, landscape, biodiversity and ecological network, water and flood risk, air quality and soundscape, lighting)

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 seeks full planning permission for the erection of a single storey extension to the rear of the application property. The site is located within settlement limits and the property forms an established residential dwelling. Further, the works represent an appropriate addition that would complement the existing residential use. As such the development is considered acceptable, in principle, subject to an assessment of the criteria identified below.

Impact on the character and appearance of the area

The proposed development is considered to be acceptable in terms of its design, siting, massing, scale, materials and overall visual appearance. This view is taken for the following reasons:

Situated at the rear of the dwelling the proposed extension will have no impact upon the street scene as viewed from Laburnum Drive, and would only be visible from its immediate surroundings.

It is considered the extension presents an acceptable addition that would be subservient to the scale of the existing property and its associated amenity space, and is unlikely to dominate the existing character of the host dwelling.

Also, as there are many extensions of varying designs and scale visible within the locality, it is not thought that the addition will be out of context with the surrounding area.

Furthermore, the extension would incorporate materials to match the external appearance of the existing dwelling, including facing brickwork, concrete roof tiles and white UPVC windows and doors so would integrate well within its surroundings and would therefore have a limited visual impact

With regard to the above, it is not considered that the proposed extension would have any undue impact upon the original character and appearance of the existing dwelling or indeed the wider area. The development would complement the form, materials, design and overall visual appearance of the existing dwelling and it is therefore considered to be acceptable in this respect.

Impact on residential amenity and privacy

The proposed extension is not considered to have a significant impact upon amenity standards currently enjoyed by the surrounding neighbouring properties for the following reasons:

With regard to the immediate neighbouring property at 6 Laburnum Drive, it is considered that the proposed extension will have little impact upon the residential amenity currently enjoyed by this neighbour, as this property is set in a slightly elevated position and is set further forward within its plot in relation to the application property, which is considered will limit any overbearing impact the extension may present. The absence of any windows in the side elevation with this neighbour will also ensure no overlooking would occur. Furthermore, existing boundary treatments will screen a large majority of the development from view with this neighbour.

With regard to the neighbouring property at 21 The Willows to the east, this property occupies an elevated position in comparison to the application site, and has a sufficient separation distance to ensure no overbearing impact would occur. Similarly, existing boundary treatments with this neighbouring property will reduce any overlooking impact from the two new casement windows proposed in this side elevation.

Turning to the potential impact of the development towards the properties located at The Ridings, where it is acknowledged that the application site occupies an elevated position in relation to these properties, it is considered that a separation distance of 30m is more than sufficient for existing levels of privacy between habitable rooms to be maintained, and again, being of a single storey nature and with existing boundary treatments between the application property and adjacent neighbours, it is considered any potential overlooking to these properties would not be significant enough to warrant refusal of the application.

Where the comments from the neighbouring properties at The Ridings are appreciated, it is considered that, in addition to the separation distances involved between the development and these properties, the existing Leylandi trees that occupy the boundary with these neighbours will act as a natural screen, which will limit any overlooking impact and also any possible light pollution that the extension may present.

In respect of the issue raised as to the trees being cut back or removed in future, if that was to occur and the neighbours felt their privacy was infringed upon, they could erect 2m high fencing under their permitted development rights to help alleviate any concerns.

It is also noted that, if the applicant chose to reduce the depth of the extension by 1.3m (to 4m in depth) they could construct the extension under the properties permitted development rights

As such, 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 plans:

Existing and Proposed Elevations (Scale 1:100)

Existing Ground Floor (Scale 1:50)

Proposed Ground Floor (Scale 1:50)

Proposed Section (Scale 1:50)

Proposed Location Plan (Scale 1:1250) and Proposed Block Plan (Scale 1:500)

and documents received by the Local Planning Authority on 24/04/2019, 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.

