



PLANNING & DEVELOPMENT COMMITTEE

15 AUGUST 2019

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0592/10
(CA)
APPLICANT: Mr & Mrs Scullion
DEVELOPMENT: Part three-storey, and part single-storey side extension.
New flat roof to existing extension.
LOCATION: 79 LANWOOD ROAD, GRAIGWEN, PONTYPRIDD,
CF37 2EP
DATE REGISTERED: 05/06/2019
ELECTORAL DIVISION: Town (Pontypridd)

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 its impact upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE

- Three or more letters of objection have been received.
- A request has been received from Councillor Heledd Fychan for the matter to come to Committee so that further consideration can be given to the impact of the proposal on loss of light, privacy and the character and appearance of the area.

APPLICATION DETAILS

This application seeks full planning permission for the construction of side and rear extensions.

Accommodation within the proposed side extension would be spread over three storeys, with the proposal measuring approximately 3.2 metres in width, 7 metres in length, 5 metres in height to the front eaves and 7.4 metres to the highest point. The plans indicate that the side extension would provide a pantry and kitchen to the ground

floor and an en-suite and dressing area to the first floor which would be associated with a bedroom to the second floor.

The single storey element of the proposals would extend across the whole width of the rear of the extended dwelling and project approximately 5 metres from its rear elevation, reaching a height of approximately 2.9 metres. Accommodation within the single storey extension would comprise of a living room and dining area.

External materials proposed include render finish, timber cladding, concrete roof tiles, and bitumen roofing felt. The single storey extension would feature a green roof planted with sedum or wildflowers.

The application is accompanied by the following:

- Location Plan & Block Plan
- Existing Floor Plans & Elevations
- Proposed Floor Plans
- Proposed Elevations & Section
- Topographical Survey

SITE APPRAISAL

The application site consists of a 20th century semi-detached dwelling located within a residential area of Graigwen, Pontypridd. Accommodation at the property is currently spread over two storeys, with three bedrooms contained at first floor level. The site is separated from the road by a front garden and a driveway which leads to a single garage. The property also benefits from a long, sloping garden to the rear.

Properties within the locality are of matching style and design, several of which have been altered or extended in various ways, including neighbouring properties on either side of the application site. Notably, No.77 Lanwood Road includes a two storey side extension.

PLANNING HISTORY

94/0644/10	Single storey extension for living room and shower room	Granted 15/09/94
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PUBLICITY

The application was advertised by direct neighbour notification letter. Three letters of objection were received from nearby residents. The objections raise the following main points:

1. The proposed side extension would result in a terracing effect which is not in keeping with the character and appearance of the area and would set a precedent.
2. The proposals would result in the creation of a five bedroom dwelling, not four. Labelling rooms as '*dressing room*' and '*sleeping area*' is misleading – these rooms form two separate bedrooms.

3. Only two off road car parking spaces would be provided; this is insufficient and will increase current car parking problems within the street.
4. The extension would result in a loss of sunlight to properties along the southern side of Lanwood Road. No assessment of this impact has been assessed from No. 77 Lanwood Road.
5. The proposal would cause an unacceptable degree of overlooking to the garden area of No.77 Lanwood Road.
6. The proposed separation gap of 500mm is insufficient to maintain properties.
7. The application property could be extended in such a way that would overcome several of the objections raised.

The points raised will be addressed in the main body of the report below.

CONSULTATION

RCTCBC Highways - no objections subject to conditions.

POLICY CONTEXT

The application site lies within the defined limits of development.

Policy AW5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

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. The document aims to incorporate the objectives of the Well-Being of Future Generations (Wales) Act 2015 into Town and 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 stipulated in Chapter 2 People and Places: Achieving Well-Being Through Placemaking and is also consistent with the following inasmuch as they relate to the development:

- Chapter 3 (Good Design Making 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 Networks, Water and Flood Risk, Air Quality and Soundscape, Lighting)

Other policy guidance considered:

PPW Technical Advice Note 12 – Design

Supplementary Planning Guidance:

A Design Guide for Householder Development
Access, Parking and Circulation

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 extension of an existing residential property. The principle of the development is therefore acceptable subject to the criteria set out below.

Impact on the character and appearance of the area

The area is characterised by semi-detached dwellings of matching style and design. Several of the properties within the locality have been altered or extended in various ways, including the neighbouring property, No. 77, which includes a two storey side extension built close to the boundary with No. 79. In addition the adjoining property, No.81, includes a two storey rear extension.

The proposed side extension would form a visible addition within the street scene. It would appear as subservient to the host dwelling, being both set down from the main ridgeline and set back from its front face. Materials on the front elevation would match the main dwelling and relate well to materials used within the immediate locality, whilst materials to the rear would complement those used at the site. Concerns have been raised by local residents that the side extension would result in the creation of a 'terracing effect'. The extension would however be built off the shared boundary by 500mm to maintain a gap between the two properties. In addition, as the extension is set down and back from the host dwelling, it acts to break any continuous appearance of the properties and their rooflines.

The proposed rear extension would replace an existing single storey extension. It would extend the whole of the width of the rear of the extended dwelling, however

would be of a similar depth and height as the existing. This element of the proposals would not be visible from the front of the site or the wider area in general.

Overall, the scale, design, siting and materials of the proposals are considered to have an acceptable impact upon the character and appearance of the application site and surrounding area.

Impact on residential amenity and privacy

The proposed side extension would be located adjacent to the existing side extension at No.77 Lanwood Road. It would be approximately 7 metres in length and finish in line with the rear face of the existing dwelling. It would involve the addition of new windows at first and second floor level on the rear elevation. Concerns have been raised that the proposal would result in overlooking to No. 77 Lanwood Road, however it is considered that the new windows would have similar impacts to the windows contained in the extensions associated with neighbouring properties where a degree of overlooking has been established. The single storey extension would include a full height window and bi-fold doors on its rear elevation, no openings are proposed on either of its side elevations and no significant overlooking would result.

It is not considered that the proposals would result in a significant loss of light to neighbouring properties. Concerns have been raised that the side extension would result in a loss of light to the gardens of properties along the southern side of Lanwood Road and most severely to No.77. The Objector has indicated that the sun provides light through the gap between Nos. 77 and 79 and photographic evidence has been provided to show this. Whilst this point is acknowledged, the amount of direct sunlight which falls onto the garden of No.77 through this gap is minimal, as shown by the Objector's photographs. It is therefore not considered that the loss of light would be so severe as to warrant the refusal of the application. Furthermore, the extensions are not considered to result in any significant loss of light to any habitable rooms within neighbouring dwellings.

There are no neighbours located to directly to the rear of the application site, which is bound by mature woodland.

The proposals are of a suitable scale, similar to existing extensions within the locality and are not considered to be overbearing to neighbouring properties.

The objections are acknowledged, however based on the above it is considered that the extensions would not result in severe adverse impacts to residential amenity or privacy.

Access and highway safety

The application has been referred to the Council's Transport Section for consideration. No objections have been raised in relation to access or car parking arrangements and the proposal is therefore not considered to prejudice highway safety to a significant degree.

The concerns raised by local residents in relation to car parking provision are acknowledged and it is agreed that the property would provide a shortfall of off road car parking spaces. Given the fact that two car parking spaces would be provided within the curtilage of the property (secured via condition) and as the site is located on a no through road that does not generate significant amounts of passing traffic, it is not considered that the proposal would severely impact upon the safety of pedestrians or road users. As such, it is not reasonable to refuse the application on these grounds.

Other Issues

The additional concerns raised in the objections are noted. With regard to property maintenance, this is a private matter rather than a material planning consideration. Furthermore, one of the objectors has indicated that the application property could be extended in such a way that would overcome several of the objections raised. This point is acknowledged, however this recommendation must be based on the plans submitted by the Applicant.

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

The proposed works are considered acceptable in terms of their overall scale, design and visual appearance. It is not considered that the proposals would result in an undue loss of light or amenity to neighbouring properties, or have significant overbearing impacts. 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 following approved plans:

Location Plan (Shown on Drawing No. 18013/01 B)
Proposed Floor Plans (Drawing No. 18013/03 F)
Proposed Elevations (Drawing No. 18013/04 F)

and documents received by the Local Planning Authority on 5th June 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.

3. Notwithstanding the submitted plans, development shall not commence until details of a vehicular crossover in accordance with Highway Design Guide Standard Detail 111 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial use.

Reason: In the interests of highway safety, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

4. The parking spaces indicated on the approved plans shall be laid out on site in permanent materials prior to beneficial occupation. The spaces shall remain for the parking of vehicles only.

Reason: To ensure that vehicles are parked off the public highway, in the interests of highway safety, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

5. Surface water run-off from the proposed development shall not discharge onto the public highway or connect to any highway drainage system.

Reason: To prevent hydraulic overload of the highway drainage system, and in the interests of highway safety, in accordance with Policy AW 5 of the Rhondda Cynon Taf Local Development Plan.

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