



PLANNING & DEVELOPMENT COMMITTEE

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0247/10 (DN)
APPLICANT: Mr R Lewis
DEVELOPMENT: Single storey extension
LOCATION: 2 WESLEY COTTAGE, ABERDARE ROAD,
ABERCYNON, MOUNTAIN ASH, CF45 4NP
DATE REGISTERED: 05/03/2020
ELECTORAL DIVISION: Abercynon

RECOMMENDATION: GRANT subject to 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 REPORTED TO COMMITTEE:

The application is reported to Committee as the applicant, Rhys Lewis, is an Elected Member of this Authority.

APPLICATION DETAILS

The application proposes the construction of a single storey rear extension to the east facing rear elevation of the property. The extension would be an L shape that would project 2.5m from the existing rear annexe wall of the villa style property and stand 4.4m high at its ridge when measured from the garden level due to the property having a small basement at the rear. The side yard at the rear of the property would also be enclosed by the proposed development

SITE APPRAISAL

The application property is one of a pair of semi-detached houses within the established settlement of Abercynon. The property is set within a small corner plot and is bounded on its north and east facing elevations by the garden of 1 Wesley Cottage, on the south facing elevation by the back lane between Wesley Street and New Street, and on the west facing elevation by Aberdare Road.

The site is situated inside the defined settlement boundary as prescribed by the Rhondda Cynon Taf Local Development Plan.

PLANNING HISTORY

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

PUBLICITY

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

No letters of objection or representation have been received.

CONSULTATION

Welsh Water – advise on the position of DCWW infrastructure.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Abercynon.

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.

Planning Policy Wales Edition 10 sets out the Welsh Government's current position on planning policy, which incorporates the objectives of the Wellbeing of Future Generations (Wales) Act in to planning.

It is considered that the current proposals meet the seven wellbeing of future generation's goals inasmuch as they relate to the proposed development and the site is being 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 defined by Chapter 2 People and Places:

Achieving Wellbeing through Placemaking of the policy document and that the proposal is also consistent with the following insofar as they relate to the development proposed –

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

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 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:

- Its position is a continuation of its current form from the set of adjoining and neighbouring dwellings. Therefore the proposed development would have no bearing on the appearance of the street scene and would only impact its immediate surroundings.
- The scale of the extension is large, however as it is a corner plot and has been designed in a way that is clearly subservient to the original dwelling, the basis for the development is viewed as acceptable.
- Given that the extension would be externally finished with materials to match the existing property, it is not considered that it would form an overly prominent addition to the host property or surrounding area and is acceptable in this regard.

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 new rear extension would only possibly affect the neighbour to the north 1 Wesley Cottage. However due to the single storey nature of the proposed development, and the sympathetic position to windows, it has been considered to be not causing significant impact on residential amenity and privacy to 1 Wesley Cottage.

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

Having regard to the comments of DCWW made in respect of the presence of sewage pipes running through the site it is considered appropriate to include an informative note for the applicant highlighting the likely need to enter into a 'build-over' agreement with DCWW.

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(s) and documents received by the Local Planning Authority as set out below:

- A location plan (1:1250) - Received 05/03/2020
- Existing Floor Plans - Received 05/03/2020
- Existing Elevation Plans - Received 05/03/2020
- Proposed Floor Plans - Received 05/03/2020
- Proposed Elevation Plans - Received 05/03/2020

That is, 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.