



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: 20/0048/10 (CA)
APPLICANT: Mr & Mrs C Flaherty
DEVELOPMENT: Proposed attic conversion and 'granny' flat (Amended Plans received 03/03/2020).
LOCATION: 2 ROWAN COURT, CWMDARE, ABERDARE, CF44 8HB
DATE REGISTERED: 15/01/2020
ELECTORAL DIVISION: Aberdare West/Llwydcoed

RECOMMENDATION: Approve, subject to conditions.

REASONS: The application is considered to comply with the relevant policies of the Local Development Plan. The principle of the development is supported and the proposal is deemed to have an acceptable impact upon the character and appearance of the area as well as upon the residential amenities of neighbouring properties and highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

The application is reported to the Planning and Development Committee for final determination as three or more objections have been received and the application is recommended for approval.

APPLICATION DETAILS

Full planning permission is sought for a loft conversion involving the raising in height of the existing roof, as well as for the conversion and extension of the existing garage to create a residential annexe.

The proposed loft conversion would incorporate the raising in height of the existing bungalow roof by approximately 1.75 metres. It would provide an additional two bedrooms within the roof space, whilst two of the existing ground floor bedrooms would become an enlarged kitchen and study. As such, the bungalow would remain as providing three bedrooms. The proposed annexe would occupy the existing garage, which would also be extended on its northern side in place of an existing car port. It would provide a living room, bedroom, bathroom and store. External materials proposed would match the existing bungalow.

The application has been amended since its original submission by the replacement of three roof lights on the rear elevation of the bungalow with three sun tunnels. The amended plans were submitted in an attempt to alleviate concerns of overlooking raised by neighbouring residents.

SITE APPRAISAL

The application site consists of a detached bungalow located within a residential area of Cwmdare, Aberdare. The property is set back from the road frontage by approximately five metres and includes amenity space to its side and rear and a garage which is located to the north of the site.

Properties within Rowan Court are detached bungalows and those surrounding the site are predominately detached two storey dwellings.

The application site is located within both the Low and High Coal Risk Development Areas.

PLANNING HISTORY

There are no recent planning application associated with this site.

PUBLICITY

The application has been advertised by direct notification letter to neighbouring properties. Following receipt of the amended plans, the application was re-advertised by direct notification letter to neighbouring properties. Three objections have been received and are summarised as follows:

- The proposed roof lights on the rear elevation of the bungalow would overlook properties to the rear of the application site, resulting in a loss of privacy. The overlooking would be particularly severe should the existing conifer hedge be removed.
- The window on the rear elevation of the annexe would result in a loss of privacy to residential dwellings to the rear of the application site should the existing hedge be removed.
- The increase in height of the existing bungalow is not in keeping with existing properties in Rowan Court.

Following receipt of the amended plans, the application was re-advertised by direct notification letter to neighbouring properties. The Council has not received correspondence from the objectors withdrawing their comments and so it is assumed the objections still stand.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

The application site lies within the defined limits of development but is not allocated for any specific purpose.

Policy CS 1 – Development in the North: Places an emphasis on building strong, sustainable communities.

Policy AW 2 – Sustainable Locations: Provides criteria to determine whether a site is located in a sustainable location.

Policy AW 5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW 6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

Supplementary Planning Guidance:

A Design Guide for Householder Development
Access, Circulation and Parking

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 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 (Strategic and Spatial Choices)
- Chapter 4 (Active and Social Places)
- Chapter 6 (Distinctive and Natural Places)

Other relevant national 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 proposal is for both a loft conversion which involves raising the height of the existing roof, and for the creation of a 'Granny Flat' which involves the conversion of and extension to the existing garage.

The general principle of the proposal is acceptable given the plans seek to extend an existing residential dwelling and utilise the existing garage as habitable accommodation, which would be associated with the host property.

Impact on the character and appearance of the area:

Rowan Court consists of five bungalows, whilst the wider surrounding area predominately consists of detached two storey dwellings. The bungalows within Rowan Court are of similar style and design. To facilitate the loft conversion, the ridgeline of the property would increase by approximately 1.75 metres. Although this would result in the bungalow being higher than the adjacent property, it is not considered that it would look out of place. The Objector's concern regarding the increase in height of the bungalow is noted, however, there are already various differences between bungalows within Rowan Court, such as the presence of dormer windows on one. As such, it is considered acceptable.

In terms of the proposed annexe, this would be single storey in height and set back from the road frontage. In addition, it would be located at the end of the cul-de-sac and so would not be highly visible from the wider area. It is considered that there is adequate space within the north of the site to accommodate the extension proposed, whilst maintaining adequate amenity space around the main dwelling.

Furthermore, external materials proposed would match the host dwelling and blend well with the locality.

Overall, the siting, scale and design of the development, as well as the materials proposed, are regarded as having an acceptable impact upon the character and appearance of the application site and surrounding area.

Impact on residential amenity and privacy:

The properties to the rear along Ashbourne Court are positioned at a higher level than the application site and so the proposals would not result in any severe overshadowing or overbearing impacts upon them. Due to the increase in roof height of the main property, there may be some additional overshadowing from the bungalow to adjacent

neighbours within Rowan Court, however this would be limited due to the bungalow's orientation and adequate separation distances.

All three objections suggest that the proposal would result in overlooking to properties to the rear of the application site, along Ashbourne Court. It was originally proposed to install three roof lights within the rear roof plane, however the Applicant has submitted amended plans which replace the roof lights with sun tunnels in an attempt to overcome the concerns. The rear elevation of properties to the rear of the site are positioned approximately 20 metres away from the rear elevation of 2 Rowan Court. In addition, any fenestration on the roof plane would be positioned at an angle rather than directly facing the rear of properties along Ashbourne Court. As such, the proposal is considered to have an acceptable impact upon privacy levels, even if the existing hedge is removed and replaced with another type of boundary treatment.

The proposed annexe would be positioned in close proximity to the site's north western boundary, and approximately 16 metres from the rear face of No. 19 Ashbourne Court. Given the window on the rear elevation would be contained at single storey level, it is not considered that severe overlooking from this elevation would occur to properties to the rear. The concerns regarding overlooking from the annexe should the hedge be removed are noted. Should the hedge be removed, property owners would have the option to install other boundary treatments, which would also obscure the proposed ground floor window.

The living room and bedroom windows would be placed on the front elevation of the annexe. Given the elevated position of the site in relation to No.3 Rowan Court, these windows would look down on the neighbouring property. They would however mainly face the side elevation of this property, rather than directly fronting habitable room windows or private amenity space. As such, this is considered acceptable.

In order to protect the residential amenities of neighbouring properties, as well as future occupiers of the proposed development, it is recommended that a condition be imposed on any planning permission ensuring that the use of the annexe remains ancillary to that of the main dwelling.

On balance, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered to be acceptable as it would not result in an undue loss of light or privacy or have any overbearing impacts.

Impact on highway safety:

The application site is served off Rowan Court which is a residential cul-de-sac serving five dwellings. There would be no change to the way in which the site is accessed.

The submitted Block Plan indicates that there is adequate space within the application site for the parking of five cars. As such, it is considered that the proposal is unlikely to result in a significant increase in on street car parking.

Based on the above, the proposal would have an acceptable impact upon highway safety.

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

Having taken account of all of the issues outlined above, the proposal is considered acceptable and in accordance with the development plan. Therefore the application is recommended for approval, subject to conditions.

APPROVE 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 following approved plans:

- Existing and Proposed Floor Plans and Proposed Sections (Sheet 1 of 2), dated 03/03/2020;
- Existing and Proposed Elevations, Existing Section and Proposed Block Plan (Sheet 2 of 2), dated 03/03/2020; and

documents received by the Local Planning Authority (LPA) on 15/01/2020, 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 annexe/granny flat hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use the dwelling known as 2 Rowan Court, Cwmdare, Aberdare, CF44 8 HB.

Reason: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.