



PLANNING & DEVELOPMENT COMMITTEE

15 OCTOBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/0949/10 (GS)
APPLICANT: Mrs M Ellis
DEVELOPMENT: Two storey rear extension.
LOCATION: 27 DUMFRIES STREET, TREHERBERT, TREORCHY,
CF42 5PP
DATE REGISTERED: 08/09/2020
ELECTORAL DIVISION: Treherbert

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 has been reported to Committee as the applicant is a member of the Planning Support Team.

APPLICATION DETAILS

Full planning permission is sought for the construction of a two-storey extension on the north-eastern facing rear elevation of 27 Dumfries Street, Treherbert. The proposed extension would measure 5.4 metres in width by 4.5 metres in depth and would incorporate a flat roofing profile measuring a maximum of 5.4 metres from ground level. It would be finished with render, with fenestrations all being white uPVC. The proposal would accommodate a kitchen at ground floor level and a bedroom and bathroom at first floor.

The application is accompanied by the following:

Site Location & Block Plan – DE03A – Received: 08/09/2020
Existing Plans & Elevations – DE01A – Received: 08/09/2020
Proposed Plans & Elevations – DE02A – Received: 08/09/2020

SITE APPRAISAL

The application site contains a two-storey, mid-terraced dwelling located within a residential area of Treherbert. It is set back and up from the road at Dumfries Street to the south-west by a small front garden area with a linear, enclosed garden to the rear, bound by an access lane to the north-east, the highway to the north and south west and the curtilage of the adjoining property to the south-east. Neighbouring properties within the immediate vicinity are all of a similar scale and design to the application site with many properties along the row already having two-storey projections to the rear.

The application site is located within the boundary of the Rhondda Historic Landscape.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to 5 neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

N/A – none undertaken

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Treherbert 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.

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 proposal meets 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 also considered 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 Planning Policy Wales and that the proposal is also consistent with the following chapters of the policy document 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 national 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 considered acceptable subject to compliance with the criteria set out below.

Impact on the character and appearance of the area

The proposed extension is considered to be acceptable in terms of its scale, design and overall visual appearance. It would project 4.5 metres off the original rear elevation and would feature a subservient flat roofing profile which, whilst not as attractive as a pitched roof design, is a common enough feature for rear extensions within both the immediate locality and wider area. Furthermore, the external materials proposed would be appropriate, matching that of the host dwelling, and the proposal is therefore considered to be a sympathetic and subservient addition to the property. In addition, there are several two-storey extensions of comparable design and scale to that proposed visible within the immediate vicinity. It is therefore considered the proposed extension would form a typical feature of the area and have no undue impact to the character and appearance of either the host dwelling or the wider historic landscape.

Impact on residential amenity and privacy

The proposed extension would be sited to the north-eastern facing rear elevation of the host property. It would project by 4.5 metres and extend to a height of 5.4 metres, similar to that of many other two-storey extensions in the area. Therefore, whilst it is accepted the adjoining property would experience a degree of overbearing impact and overshadowing during the late evening, this type of development is typical of the area and it is not considered any impact would be so significant as to warrant refusal of the application.

Furthermore, whilst two windows proposed at first floor level in the rear elevation of the proposed extension, it is not considered that the level of overlooking would be significantly increased over that which currently occurs with the existing first floor windows simply being extended 4.5m further in to the rear garden area.

It is also noted that no letters of objection have been received from surrounding neighbours following the consultation process.

The application is therefore considered to be acceptable in terms of the impacts it would have upon the residential amenity and privacy of both the adjoining and adjacent neighbouring properties.

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 not considered the proposal would 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:

Site Location & Block Plan – DE03A – Received: 08/09/2020
Existing Plans & Elevations – DE01A – Received: 08/09/2020
Proposed Plans & Elevations – DE02A – Received: 08/09/2020

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.