



PLANNING & DEVELOPMENT COMMITTEE

29 APRIL 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0258/10 (LJH)
APPLICANT: S Morgans
DEVELOPMENT: Proposed first floor rear extension.
LOCATION: 62 ALBANY STREET, FERNDALE, CF43 4SL
DATE REGISTERED: 18/03/2021
ELECTORAL DIVISION: Ferndale

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS: The development is considered to be acceptable 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 applicant is a serving Local Member.

APPLICATION DETAILS

Full planning permission is sought to construct a second storey extension to the north-east facing rear elevation of no. 62 Albany Street, Ferndale. The proposed extension would be sited above an existing single storey projection and would measure 4.6 metres in width by 4.1 metres in depth. It would have a pitched roof design measuring a maximum of 7 metres in height from ground level with the eaves being reduced to 6 metres. The extension would accommodate a bedroom and all external materials proposed would match that of the main property.

SITE APPRAISAL

The application property is a mid-terraced, two-storey dwelling located within a residential area of Ferndale. The dwelling is set within an almost rectangular shaped plot and fronts the highway at Albany Street. An enclosed garden is located to the rear of the property to a depth of approximately 5 metres.

The property adjoins no. 61 Albany Street to the south-east and no. 63 to the north-west. An un-adopted rear lane adjoins the rear boundary to the north-east. The lane terminates at the rear of no. 64 and a recreation ground lies beyond.

There are numerous examples of two-storey extensions of various design and scale to the rear of properties along Albany Street.

PLANNING HISTORY

No relevant planning history at the site.

PUBLICITY

The application has been advertised by means of direct neighbour notification. No letters of objection or representation have been received as a result of this exercise.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Ferndale and is unallocated.

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:

Design and Placemaking
A Design Guide for Householder Development

Planning Policy Wales

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 11 (PPW) was issued on 24th February 2021 in conjunction with Future Wales: The National Plan 2040 (FW2040). PPW incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out Welsh Government's (WG) policy on planning issues relevant to the determination of all planning applications. FW2040 sets out the National

Development Framework for Wales (NDF), WGs current position on planning policy at regional and national level.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 2 – Shaping Urban Growth – Sustainability/Placemaking
- Policy 3 – Supporting Urban Growth – Council and /Placemaking/developers/regeneration/sustainable communities'/exemplar developments.

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 the extension of an existing residential dwelling in order to improve current living standards. The principle of development is therefore considered acceptable subject to 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. The extension would be sited on the rear elevation of the property with the roof being set 1 metre below the height of the original roof. As such, the proposal is considered to be a sympathetic and subservient addition to the property. Furthermore, all external materials proposed would match that the existing property and there are a number of similar extensions visible within the vicinity.

The proposed works are subsequently considered to be acceptable in terms of the impact they would have on the character and appearance of the main property and the wider area, complying with Policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

It is not considered the proposed development would have a significant impact upon the amenity and privacy standards currently enjoyed by the occupiers of the neighbouring properties.

The extension would be sited to the north-eastern facing rear elevation of the host property, directly adjacent to a similar two-storey extension at no. 63. As such it is not considered the addition would result in any overshadowing of or overbearing impact to no. 63.

Furthermore, sited to the north of no. 61, the proposed extension would not result in any overshadowing of this property; and whilst it is accepted a degree of overbearing impact would occur, at only 4.1m in depth and with many similar two-storey extensions in the locality, it is considered this type of relationship is typical of the area and that any potential impact would not be significant enough to warrant refusal of the application.

With respect to privacy, there are no windows proposed within either side elevation and the Juliet balcony proposed on the rear north-east facing elevation would not result in any further overlooking of the adjoining properties in comparison to that which already occurs from existing first floor windows.

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

The application is therefore considered acceptable in this regard.

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. As such, the application is considered to comply with the relevant policies of the Local Development Plan (Policies AW5 and AW6).

RECOMMENDATION: Grant

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) no(s):

- Proposed first floor plan, proposed rear elevation, proposed side elevation, Proposed side elevation – received 22/02/2021

and documents received by the Local Planning Authority, 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.