



PLANNING & DEVELOPMENT COMMITTEE

12 AUGUST 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0974/10
(LJH)
APPLICANT: Mr J Hughes
DEVELOPMENT: Two storey rear extension.
LOCATION: 236 BRITHWEUNYDD ROAD, TREALAW,
TONYPANDY, CF40 2PB
DATE REGISTERED: 07/07/2021
ELECTORAL DIVISION: Trealaw

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 relation of a serving Local Member.

APPLICATION DETAILS

Full planning permission is sought to construct a two storey extension to the south-west facing rear elevation of no. 236 Brithweunydd Road, Trealaw. The proposed extension would be sited in place of an existing single storey projection which had been removed by the time of the officers site visit. The extension would measure 4.6 metres in width by 7.9 metres in depth at ground floor level, and 4.6 metres in depth at first floor level. It would have a pitched roof design measuring a maximum of 6.7 metres in height from ground level with the eaves being reduced to 5.3 metres. The ground and first floors would be joined by a lean-to roof featuring 3 no. Velux style windows which would measure a maximum of 3.6 metres in height sloping to 2.6 metres at the eaves. The extension would accommodate an open plan kitchen/dining area, utility room, and W.C. at ground floor level, and a bedroom and part of an enlarged family bathroom at first floor level. 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 Trealaw. The dwelling is set within a rectangular shaped plot and is set back from the highway by a small enclosed front garden. A further enclosed garden is located to the rear of the property to a depth of approximately 18 metres.

The property adjoins no. 235 Brithweunydd Road to the south-east and no. 237 to the north-west. An adopted rear lane adjoins the rear boundary to the south-west. The lane serves nos. 230-276 Brithweunydd Road and the rear gardens of properties along New Century Street lie beyond.

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

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 at the time of writing this report.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Trealaw 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), WG's 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 0.7 metres 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 of the existing property and there are a number of similar extensions visible within the vicinity including at the adjoining property (no. 237).

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 south-western facing rear elevation of the host property, directly adjacent to a similar two-storey extension at no. 237. As such it is not considered the addition would result in any overshadowing of or overbearing impact to no. 237.

Furthermore, sited to the north-west of no. 235, the proposed extension would not result in any undue overshadowing of this property; and whilst it is accepted a degree of overbearing impact would occur, at only 4.6 metres in depth at first floor level 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 window proposed on the rear south-west 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 at the time of writing this report.

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 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 no. jh/01, and documents received by the Local Planning Authority on 07/07/2021, 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.