



PLANNING & DEVELOPMENT COMMITTEE

16 SEPTEMBER 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/0960/10 (JE)
APPLICANT: Mr G Day
DEVELOPMENT: Remove existing raised decking area and install new raised decking to rear of property.
LOCATION: 57 HILLSIDE VIEW, PONTYPRIDD, CF37 2LG
DATE REGISTERED: 07/07/2021
ELECTORAL DIVISION: Town (Pontypridd)

RECOMMENDATION: APPROVE

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 applicant is a serving Elected Member or their immediate family.

APPLICATION DETAILS

Full planning permission is sought for the removal of an existing raised decking and construction of new raised decking to the rear of 57 Hillside View, Pontypridd, CF37 2LG.

The existing raised decking at the property measures a maximum width of 4.5 metres and protrudes outwards to a depth of 1.8 metres. The existing decking is elevated on posts and measures a maximum height of 1.5 metres above ground level.

The proposed decking would measure a maximum width of 5.6 metres and would incorporate an area to the side of the property within the decking structure. The decking would protrude outwards to a maximum depth of 2.9 metres from the rear elevation with steps accessing the remainder of the rear amenity space alongside the

decking. The proposed decking would also be elevated on posts and measure a maximum height of 1.5 metres above ground level.

SITE APPRAISAL

The application property is a semi detached split level dwelling located within the residential area of Graigwen, Pontypridd. The property is attached on its eastern side elevation and benefits from an area of raised hardstanding providing off street parking at the street level to the front. The nature of the area slopes sharply from n-s with the level of the property significantly lower towards the rear. The property benefits from side access along its western boundary with a number of steps and terraced areas providing access to the rear. The rear amenity space of the dwelling is bounded on its side elevations by neighbouring properties at Hillside View and a neighbouring property Midway located at a lower level to the rear.

Neighbouring properties most consist of three storey townhouses on the northern side of Hillside View and similar split level dwellings along the southern side of the highway. A number of neighbouring properties including both adjacent dwellings benefit from existing raised decking structures.

PLANNING HISTORY

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

PUBLICITY

The application has been advertised by direct notification to 9 neighbouring properties.

No letters of objection or representation have been received.

CONSULTATION

No consultation has been undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Pontypridd and isn't allocated for a 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 11) (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications. Future Wales: The National Plan 2040 (FW2040) sets out guidance for development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is 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.

Furthermore, given the minor scale of the proposed development and its relationship with only the immediate surrounding area, there are limitations to the extent such a scheme can have in promoting planning objectives at a national scale. As such, whilst the scheme aligns with the overarching sustainable development aims of FW2040, it is not considered the policies set out in the document are specifically relevant to this application.

Other 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 application relates to the demolition of an existing raised decking and construction of a new raised decking at 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

Given its location to the rear of the property, the proposed decking would have no impact upon the principal elevation of the dwelling and would be largely screened from view. It is noted that the decking could be viewed from a number of cross valley viewpoints which is discouraged by the Council's SPG on householder development. However, when considering the scale of the decking and the fact that it would largely replace an existing structure at the property, it is not considered to result in any adverse impact upon the character and appearance of the area.

In addition, the enlarged area of decking would be no greater in scale than existing raised decking's located to the rear of both adjacent dwellings 56 & 58 Hillside View. As such, the proposed decking would be consistent with the existing pattern of development in the vicinity.

Taking the above into account, it is considered that the proposals will not detract from the character or appearance of the area and are considered acceptable in this regard.

Impact on residential amenity and privacy

There is no doubt that the proposed decking allows for direct views into the rear amenity space of No.56 Hillside View to the west. However, when considering the existing opportunities for overlooking that have been established by the existing rear decking at the property, the proposed decking is not considered to result in any significant additional opportunities for overlooking. Additionally, the proposal would be matching in scale to the existing decking at No.56. Any impact would be no greater than already exists between properties within in the vicinity and would not be significant enough to warrant a refusal of the application.

When considering the impact upon the attached dwelling No.58 Hillside View as there is an existing larger conifer hedge along the side boundary, the proposed decking would result in no impact upon the amenity and privacy on this elevation. With regard to Midway to the rear, due to its siting lower in level and existing boundary treatments and vegetation providing screening, the proposed decking is not considered to result in any additional impact over the existing decking on this property.

Taking the above into account, the proposal is not considered to adversely impact upon residential amenity and is 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 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

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)
 - 780.002
 - 780.003

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.