



PLANNING & DEVELOPMENT COMMITTEE

25 NOVEMBER 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/1108/10 (LJH)
APPLICANT: Mr S Coombes
DEVELOPMENT: Proposed double storey extension to the rear.
LOCATION: 45 CLOS BRENNIN, BRYNSADLER, PONT-Y-CLUN,
PONTYCLUN, CF72 9GA
DATE REGISTERED: 12/08/2021
ELECTORAL DIVISION: Pontyclun

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 application is reported to the Planning and Development Committee for final determination at the request of Councillor Margaret Griffiths so that Members can fully consider the impact of the proposed development upon the residential amenity and privacy of neighbouring properties.

APPLICATION DETAILS

Full planning permission is sought to construct a two storey extension to the north-west facing rear elevation of no. 45 Clos Brenin, Brynsadler, Pontyclun. The proposed extension would be sited in place of an existing single storey conservatory projection. The extension would measure 8.7 metres in width, the full width of the property, by 3.65 metres in depth. It would have a hipped roof design that would tie in with the existing roof, measuring a maximum of 7.4 metres in height from ground level with the eaves being reduced to 5.4 metres. The extension would accommodate an open plan kitchen/living area at ground floor level, and would enlarge the existing master bedroom, bathroom, and study at first floor level. All external materials proposed would match that of the main property.

SITE APPRAISAL

The application property is a detached, two-storey dwelling located within a residential area of Brynsadler, Pontyclun. The dwelling is set within an irregular shaped plot and is set back from the highway by an open front garden which has been laid as driveway. A further enclosed garden is located to the rear of the property to a depth of approximately 30 metres.

The property adjoins the boundary of no. 46 to the south-west and the private shared driveway serving nos. 42-44 to the north-east. The rear boundary of the site adjoins open farmland to the north-west.

PLANNING HISTORY

No relevant planning history at the site.

PUBLICITY

The application has been advertised by means of direct neighbour notification. Two letters of objection have been received, both from the same neighbouring property, they are summarised as follows:

- The extension will significantly reduce the amount of daylight to no. 46 and will overshadow the property.
- The proposed extension is overbearing, and the scale is inappropriate for its setting.
- The extension will impact upon the privacy of the occupants of no. 46 and will impose on the residential amenity of the property and garden.
- The featureless brick wall will give the appearance of living next to a warehouse.
- There is little precedent for two storey extensions in Clos Brenin. There is an extension at no. 57 (15/0428/10), although it is smaller in scale and more appropriate for its setting.
- Nothing has changed since the properties were constructed. The property is already a 4 bedroom property and the extension will not alter this.

CONSULTATION

None undertaken.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Pontyclun 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 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 the extension of an existing residential dwelling to improve the living accommodation at the property. The principle of development is therefore considered acceptable subject to the criteria set out below.

Impact on the character and appearance of the area

Concern is raised by an objector that the scale of the proposed extension is unacceptable for its setting. Consideration has been given to the objector's concern however the extension as proposed is considered to be acceptable in terms of its scale, design and overall visual appearance for the following reasons.

Firstly, the extension would be sited on the rear elevation of the property and would not be a visible addition within the street scene at the front of the property, although it is acknowledged that the side of the extension would be visible from the fronts of the properties along the private shared driveway to the north-east. Secondly, the roof is proposed to be tied in with and matching the height of the original roof, and whilst it is acknowledged that the extension would span the full width of the property, its depth, being only 3.65 metres, is considered to be acceptable. Finally, all external materials proposed would match that of the existing property ensuring the addition would tie in with the host.

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

The objector's concerns in this respect are appreciated, and it is acknowledged that the extension would have some impact upon the residential amenity of the occupants of no. 46. However, it is not considered the proposed development would have a significant enough impact upon the amenity and privacy standards currently enjoyed by the occupiers of the neighbouring property to warrant refusal of planning permission.

Being sited to the north-east of no. 46, 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 3.65 metres in depth, it is considered that any potential impact would not be significant enough to warrant refusal of the application.

The extension would be sited to the north-western facing rear elevation of the host property, which is to the south-east of the neighbouring properties along the private shared driveway. As such, it is not considered the addition would result in any overshadowing of or overbearing impact to the properties to the north-east (nos. 42-44).

With respect to privacy, there are no windows proposed within either side elevation at first floor level and the windows and Juliet balconies proposed on the rear, north-west facing elevation would not result in any further overlooking of the neighbouring properties in comparison to that which already occurs from existing first floor windows. A condition is however considered necessary to ensure that the proposed bathroom window contains obscure glazing.

The application is therefore considered acceptable in this regard.

Neighbour Consultation Responses

Where the issues raised by the objector are not addressed above, the following additional comments are offered:

The objector states that there is little precedence for two storey extensions in Clos Brenin, with mention to application reference 15/0428/10 which relates to a two-storey rear extension at no. 57 which is of a smaller scale than that proposed. Whilst these comments are acknowledged, this application has to be considered on its own individual planning merits; and whilst larger than the extension detailed by the objector, as set out above, it is not considered the proposed extension would result in a significant impact to the character and appearance of the area or the amenities of surrounding neighbours.

It is also noted that no other letters of objection have been received from occupiers of any other surrounding properties at the time of writing this report.

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 plans: Location plan, Proposed plans, and documents received by the Local Planning Authority on 05/08/2021, 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.

3. The window in the rear elevation of the extension serving the bathroom shall at all times be obscure glazed to industry standard privacy level 3 or above.

Reason: In the interests of the amenity and privacy of the neighbouring residents in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.