

PLANNING & DEVELOPMENT COMMITTEE

10 MARCH 2022

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 21/1668/10 (RP)
APPLICANT: Mr and Mrs Brencher
DEVELOPMENT: Single storey infill extension and new openings to rear of property, new porch extension to side, loft conversion with new dormer to front.
LOCATION: MOUNT PLEASANT, 2 TYFICA ROAD, PONTYPRIDD, CF37 2DA
DATE REGISTERED: 20/01/2022
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, its impact upon the wider Graigwen, Pontypridd Conservation Area and its impact upon the amenities of occupants of neighbouring properties.

REASON APPLICATION REPORTED TO COMMITTEE

- The applicant is a close relative of a serving Elected Member.

APPLICATION DETAILS

Full planning consent is sought for a series of extensions and alterations to Mount Pleasant, a detached dwelling located within the residential area of Graigwen, Pontypridd.

The proposal consists of the following works:

- The construction of a single storey infill extension to the rear elevation of the dwelling. The extension would project from the original rear face of the property by 1.8m and would measure 3.5m in width. A casement window would span the full width of the new rear elevation, whilst the extension would be of flat roof construction, extending to 2.7m in height. To the left-hand side of the new extension a set of bi-fold doors and a new window opening would be formed within the body of an existing gable and would serve the re-configured accommodation.

- The construction of a porch extension to the south-west facing side elevation of the dwelling. The extension would measure 4.65m in depth by 2.15m in width maximum, whilst the pitched roof structure would extend to 3.75m in height. To facilitate its construction, an existing car port would be removed.
- The construction of a dormer extension to the principal elevation of the dwelling. The dormer would be of flat roof construction and would sit between two existing projecting gables to a maximum width of 6.6m. The dormer would measure 2.2m in height being set 0.1m below the main ridgeline of the dwelling having a maximum projection of 2.2m from the existing roof slope. The dormer addition would help facilitate the development of a playroom and storage areas within the converted attic space.

With regard to external materials, the proposed extensions would be finished in a mix of render and face brick and all windows would be of UPVC, sash type manufacture, white in colour. The new roofs would be finished in slate tile and an EDPM membrane covering.

SITE APPRAISAL

The application site occupies a corner plot between Tyfica Road and Graigwen Road, to the north west of the Pontypridd Town Centre. The site consists of a large, detached dwelling, which has been subject to some alteration and amendment in more recent years.

The property has a principal elevation which faces south-east and is where the dwellings main amenity space is located. The rear elevation of the dwelling, like the majority of its immediate neighbours, borders the highway of Tyfica Road and is where a detached garage and areas of off-street parking are located.

The street scene is characterised by dwellings that vary in scale and design, many of which are attractive and represent good examples of Victorian architecture.

The nearest neighbouring dwellings are situated approximately 9.5m to the east, 27m to the north, 34m to the south-west and around 17m to the north-west. The site is bound by the highway of Graigwen Road to the west whilst to the south of the site is a TPO grouping, beyond which are the buildings and grounds associated with the Pavia Court Flats.

The application site is located within the Graigwen Conservation Area.

PLANNING HISTORY

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

PUBLICITY

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

Members will be aware that the current LDP's lifespan was for the period 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister for Housing and Local Government on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site lies within the settlement boundary for Pontypridd Town 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.

Policy AW7 – identifies those proposals which impact upon sites of architectural or historic merit will only be permitted where it can be demonstrated that the proposal would preserve or enhance the character of the area.

Supplementary Planning Guidance

Design and Placemaking
The Historic Built Environment
A Design Guide for Householders

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.

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.

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

PPW Technical Advice Note 24 – The Historic Environment

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 proposes a number of extensions and alterations to a residential property that is located within defined settlement limits and the Graigwen, Pontypridd Conservation Area.

There would usually be no objection to this type of development in principle. However, this would be subject to an assessment of the proposals visual impact, its impact upon the wider Conservation Area and the amenity of the neighbouring properties.

Visual impact

The application site occupies a prominent corner position, with the existing dwelling being sited on the junction of Tyfica Road and Graigwen Road, the main distributor road in Graigwen. The works proposed to the rear and side elevations of the dwelling would be legible to the street scene at Tyfica Road, whilst the prevailing topography of the area also means that the proposed dormer extension would be highly visible when approaching the site from the south-west, although it is acknowledged the group TPO would provide an element of screening from this part of the development. It is also noted that the site is located within the Graigwen Conservation Area, of which any development proposal should preserve or enhance.

Firstly, with regard to the proposed dormer, whilst this would be a flat roofed structure it is not considered that it would appear as an overly bulky addition and would sit sympathetically next to the forward-facing gables, whilst the two new windows proposed would be in alignment with those either side and would provide some balance to the dwelling's principal elevation.

Furthermore, there are a range of flat roofed structures and dormer additions visible to the immediate street scene and wider Conservation Area of both pitched and box type construction and it is therefore not considered that this element of the proposal would appear incongruous and harmful to its host and the Conservation Area.

The proposal to remove the car port and replace it with a sympathetically designed, pitched roof structure also presents an opportunity to enhance the buildings visual appearance, whilst it is not considered that the infill extension and addition of fenestration to the dwellings rear elevation would detract from the character of the Conservation Area.

Consequently, it is considered that the proposals would preserve the character and appearance of the application site and that of the Conservation Area.

Impact on residential amenity and privacy

The infill, porch and dormer extensions would be located an adequate distance away from surrounding dwellings which ensures they would not result in any overshadowing or become physically overbearing to neighbouring dwellings.

The new fenestration that would be contained within the infill and dormer extensions, as well as the new openings that would be formed within the dwellings existing rear elevation would also not directly overlook any surrounding residential dwellings.

Consequently, based on the above, it is not considered that the proposals would have significant adverse impacts on the residential amenities of surrounding 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

The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact, its impact upon the wider Graigwen, Pontypridd Conservation Area and its impact upon the amenities of occupants of neighbouring properties.

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:

- Drawing no. 245-DHA-XX-GF-DR-A-0001 (O/S Plan)
- Drawing no. 245-DHA-XX-F1-DR-A-0100 (Existing Layout)
- Drawing no. 245-DHA-XX-F1-DR-A-0125 (Proposed Layout)

and documents received by the Local Planning Authority on 16/12/2021, 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.