

PLANNING & DEVELOPMENT COMMITTEE

18 AUGUST 2022

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 22/0585/10 (GRD)
APPLICANT: Harlech Group
DEVELOPMENT: Double extension to the rear of property
LOCATION: 85 MOUND ROAD, MAES-Y-COED, PONTYPRIDD,
CF37 1EF
DATE REGISTERED: 06/07/2022
ELECTORAL DIVISION: Graig and Pontypridd West

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS.

REASON: The application is considered to comply with the relevant policies of the Local Development Plan in respect of its visual impact and its impact upon the amenity and privacy of the neighbouring residential properties.

REASON APPLICATION REPORTED TO COMMITTEE

- The application has been submitted by the immediate family of a serving councillor.

APPLICATION DETAILS

This application seeks full planning permission for the development of a part single-storey, part two-storey rear extension at 85 Mound Road, Maes-y-Coed, Pontypridd.

The proposed extension would project approx. 7.3m to ground floor from the rear of the property, and to first floor, the extension would extend approx. 3.7m from the rear of the property. The extension would span the full width of the property, measuring approx. 5.3m in width. The rear extension would be flat roofed, with the ground floor element measuring 2.6m in height and a maximum height to the two-storey extension measuring at approx. 5.5m.

The proposed extension would allow internal alterations at the property and would provide the property with an enlarged living space and W.C. to ground floor, with a bedroom and en-suite to first floor. New openings include rear facing ground floor

bifold doors, and a rear facing first floor window. Additionally, a glazed lantern would be installed atop the extension.

An application for a similar scheme was previously granted at the site (Planning Reference: 21/1082/10) on 1st October 2021. This application represents a slight revision, in that the two-storey extension would span the full width of the dwelling, whereas previously it would only have measured approx. 3.3m in width. Works at the site have begun, in order to implement the previous planning permission.

SITE APPRAISAL:

The application site relates to a traditional north facing mid-terraced dwelling located within a predominantly residential area of Pontypridd. To the front, the property benefits from a small forecourt opening onto Mound Road. To the rear of the property, there is an enclosed garden.

The street falls steeply from East to West with 87 Mound Road sited at a higher level and 83 Mound Road being at a lower level to the application site.

There are examples of both single and two storey extensions within the locality of differing scales and designs.

PLANNING HISTORY

21/1082/10 Single storey, first floor extension. Granted, 01/10/2021

PUBLICITY

The application has been advertised by direct notification letter to neighbouring properties. No letters of objection have been received.

CONSULTATION

None undertaken

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan:

Members will be aware that the current LDP's lifespan was 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 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 defined limits of development.

Policy AW5 – New Development: This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – Design and Placemaking: This policy requires development to involve a high quality design and to make a positive contribution to place making.

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) 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.

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 works to an existing residential property and the principle of development is therefore acceptable subject to the criteria set out below.

Impact on the character and appearance of the area:

The proposed extension is considered acceptable in terms of its siting, scale, design, and overall visual appearance.

The extension would not be considered to harm the character of the property. Whilst the extension would have a flat roof, whereas a pitched roof could be a preferable option, the extension would nonetheless be considered subservient in scale and would not dominate the property. Additionally, a flat roof could appear less bulky and would lessen its visual impact upon occupiers of neighbouring properties.

The proposed two-storey extension would be sited to the rear of the existing dwelling and as such, would not be highly visible within the public realm. The existing street scene would remain largely unaltered.

There are examples of single-storey and two-storey rear extensions within the street. Consequently, the proposed two-storey extension would not appear as an incongruous feature within the street.

Additionally, whilst works have begun on site to implement a previous planning application (Reference: 21/1082/10), there was previously a substantial single-storey rear extension at the site. The proposal would essentially replace the previous extension, which has since been demolished. The existence of a previous extension at the property of a similar scale and length to what is proposed to ground floor would likely lessen the proposal's overall visual impact.

Overall, the proposed extension would be considered to have an acceptable impact on the character and appearance of the existing dwelling and the wider area.

Impact on residential amenity and privacy:

No side facing windows are proposed on the extension and it is not considered that the rear facing fenestration would result in an undue loss of privacy in a locality where mutual levels of overlooking are well established.

The proposed extension would replace an existing, albeit now demolished, single-storey rear extension at the site. The ground floor extension would represent a reduction in length compared to the previous rear extension at the site, and the first

storey element would only protrude approx. 3.7m from the rear of the property. As such, it is not considered that the development would be overbearing to occupiers of neighbouring properties.

Due to the scale and positioning of the extension, and that it would be built adjacent to an existing rear extension at no. 83 Mound Road, it would not be considered overbearing, nor would it be considered to detriment the amenities of occupiers of said property through overshadowing.

In relation to 87 Mound Road. The neighbouring property sits at a higher level to the application site due to the steeply sloping topography at Mound Road. The proposed first floor element would likely increase the loss of light experienced by a side facing window and rear facing door at 87 Mound Road; however, this loss of light would primarily be loss of morning/ early day light. The extension would also only impact these ground floor windows at 87 Mound Road and would not be viewed as a full two-storey extension from this property. On balance, due to the higher position of 87 Mound Road, and the modest depth of the second storey extension at 3.7m, the proposal is not considered to significantly impact upon the amenities of occupiers of 87 Mound Road.

Overall, and on balance, in terms of the impact on the amenity and privacy of neighbouring residents, the application is considered acceptable as it would not result in an undue loss of light or privacy or have significant overbearing impacts upon surrounding residential dwellings. It is noted that no objections were received from neighbouring properties to this planning application following consultation.

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 proposed works are considered acceptable in terms of their overall scale, design, and visual appearance. Furthermore, on balance, the extension is considered to have an acceptable impact upon the amenity and privacy standards currently enjoyed by the occupiers of the immediate neighbouring properties. The application is therefore considered to comply with the relevant policies of the Local Development Plan (AW5 and AW6).

RECOMMENDATION: APPROVE SUBJECT TO THE FOLLOWING 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

- Site Plans. Sheet: A-2
- Proposal Plans. Sheet: A-2
- Existing. Sheet: A-2

And documents received by the Local Planning Authority on 11/05/2022, 9/06/2022, 4/07/2022, 6/7/2022 and 03/08/2022 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.