

**PLANNING & DEVELOPMENT COMMITTEE**

**6 OCTOBER 2022**

**REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT**

**PURPOSE OF THE REPORT**

Members are asked to determine the planning application outlined below:

**APPLICATION NO:** 22/0815/10 (MF)  
**APPLICANT:** Mr M Phillpott  
**DEVELOPMENT:** Two-storey side and rear extension.  
**LOCATION:** 9 HEOL JOHNSON, TALBOT GREEN, PONTYCLUN,  
CF72 8HR  
**DATE REGISTERED:** 13/07/2022  
**ELECTORAL DIVISION:** Llantrisant and Talbot Green

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**RECOMMENDATION:** Approve, subject to conditions.

**REASONS:** The proposed works would result in an attractive development that would provide improved living conditions for occupiers, while having no undue impact upon the character and appearance of the host dwelling. While it is accepted a degree of impact would occur to the amenities of the adjoining/adjacent properties, it is not considered any impact would be significant enough to warrant refusal of the application.

The application therefore complies with the relevant local and national planning policies and is considered acceptable.

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**REASON APPLICATION REPORTED TO COMMITTEE**

3 no. letters of objection have been received.

**APPLICATION DETAILS**

Full planning permission is sought for the construction of an 'L' shaped two-storey extension that would wrap around the western side and rear of the application property.

The western side element of the proposed addition would be set back from the front elevation of the host property by 500mm and would run the full length of the dwelling, projecting from the rear by 4.3m. It would measure 2.7m in width and would incorporate a hipped roof design to 7.8m in height, tying in with the main property's existing ridgeline and eaves.

The rear element would be set in from the boundary with the adjoining dwelling by 500mm, would project from the back of the host property by 4.3m, and would measure 9m in width tying in with the new side element. This aspect of the scheme would also incorporate a hipped roof design to 7.8m in height, tying in with the main property's existing ridgeline and eaves.

External materials would match that of the host property. The addition would allow for several internal alterations to accommodate 5 no. bedrooms (2 no. of which being en-suite) and a family bathroom at first floor level, and various living accommodation across the ground floor.

## **SITE APPRAISAL**

The application property forms a mid-20<sup>th</sup> century, two-storey, semi-detached dwelling located on a housing estate within a residential area of the village. The house is set roughly centrally within a generous plot having enclosed garden areas to the front and rear. A single storey annex is located to the western side that would have to be removed as part of the proposed development. The dwelling is set back from and at a lower level than the street to the front, with an area of highway verge in-between, but at a comparable ground level to the neighbouring properties in the row. The site is bounded by neighbouring dwellings at either side. Vehicular access is gained from a service lane to the rear of the site. A public footpath is located adjacent to the service lane beyond which is the A473.

All properties in the street are of the same scale, being large, two-storey, semi-detached dwellings, but it is noted that roof design vary between pitched and hipped designs. There are several examples of large two-storey extensions similar to that proposed within the street.

## **PLANNING HISTORY**

15/0735/10 – Two-storey residential extension and garage in rear garden.  
Decision: Granted, 11/08/15

## **PUBLICITY**

The application has been advertised by means of direct neighbour notification. 3 no. letters of objection have been received from occupiers of neighbouring properties, making the following comments (summarised):

- The proposed extension would be out of character with other properties in the street.
- The proposed extension would overshadow the adjoining/adjacent properties and their rear garden areas.
- The proposed extension would devalue the immediate neighbouring properties.

## **CONSULTATION**

None undertaken.

## **POLICY CONTEXT**

### **Rhondda Cynon Taf Local Development Plan**

The current LDP's lifespan was 2011 to 2021. It has been reviewed and is in the process of being replaced. 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 04 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 04 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 24 September 2020. Subsequently, the existing Plan remains the development plan for consideration when determining this planning application.

The application site is located inside of the settlement boundary for Talbot Green 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 standard of design and to make a positive contribution to placemaking, including landscaping.

### **Supplementary Planning Guidance**

- Design and Placemaking
- 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 24 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 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.

Given the 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 relevant national planning 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.

### **Principle of the Proposed Development**

The application seeks planning permission for a two-storey extension at a long-established residential dwelling, proposed to enhance the living conditions of residents at the site. The principle of development is therefore considered acceptable, subject to compliance with the relevant material considerations set out below.

### **Visual Impact**

Given its scale and height, the proposed extension would inevitably result in a visible alteration to the current character and appearance of the application property and wider street scene. However, it is considered the 500mm set back from the front elevation will create some subservience in the relationship between new and old, and the use of appropriate matching external materials will ensure the addition integrates well with its host, reducing any potential visual impact. Furthermore, the dwelling is

sited within a generous plot that is considered can accommodate the addition proposed without resulting in overdevelopment or a terracing effect.

It also noted that there are several examples of large, two-storey side/rear extensions similar to that proposed at other properties in the street, and the extension proposed is not dissimilar to that approved at the site in 2015, albeit the previous consent did not include a rear element. It is therefore considered this type of development is typical of the area and the proposal would not be out of character with its surroundings.

It is subsequently considered the proposed extension would not form an overly prominent feature in the street scene and is acceptable in respect of potential visual impact.

### **Residential Amenity**

An extension of this scale and height will inevitably result in a degree of overbearing impact to the adjoining/adjacent properties. However, the addition would be of a comparable design, scale and siting to that of many other two-storey extensions in the locality. It is therefore considered the resulting relationship it would have with the immediate neighbours would be typical of the area and any potential impact not significant enough to warrant refusal of the application.

A degree of overshadowing impact would occur to the adjoining property to the east, no. 11. However, being set in from the boundary with this property by 500mm and projecting to only 4.3m, a depth equivalent to many other extensions approved within the County Borough and generally considered appropriate for this type of dwelling, any potential impact would only occur for a short period of the day during the evening and would not be considered significant enough to warrant refusal of the application.

While an occupier of the adjacent dwelling to the west, no. 7, has noted the extension would overshadow their property, given the relationship between the two properties, side to side and no. 7 being set back from the application property, and the fact that the proposed extension would not project beyond the rear of the neighbouring dwelling, it is not considered any further undue overshadowing would occur here over and above the existing situation.

Finally, with respect to privacy, the windows proposed in the front and rear elevations would not result in any further overlooking of the neighbouring properties than that which already occurs. It is noted however that 3 no. windows would be sited in the western side elevation directly facing the adjacent dwelling, 2 no. at ground floor level and 1 no. at first floor level. While some overlooking could occur, none of these windows would serve habitable rooms, they would serve a utility and store at ground floor level and a bathroom at first floor level. It is therefore considered obscure glazing would overcome any concerns and a condition requiring the windows be obscure glazed in perpetuity is suggested below.

Subsequently, while the comments of the objectors are acknowledged, the application is considered to be acceptable in terms of the potential impact upon the amenity and privacy of neighbouring residents.

### **Community Infrastructure Levy 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**

While it is accepted a degree of impact would inevitably occur to the residential amenity standards currently enjoyed by the adjoining/adjacent properties, it is not considered any impact would be significant enough to warrant refusal of the application. Furthermore, it is not considered the proposed works would result in any undue impact to the visual amenity of the host dwelling or the surrounding locality.

It is therefore considered the application complies with the relevant local and national planning policies and is acceptable.

**RECOMMENDATION:** Approve, subject to conditions below.

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 ref:

- 2000-001 – Existing Plans and Elevations
- 2000-002 – Proposed Plans and Elevations
- 2000-003 – Location and Site Plan

and documents received by the Local Planning Authority on 13/07/22 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. Notwithstanding the plans hereby approved, the ground and first floor windows in the western side elevation of the extension (utility room, store room and bathroom) shall be obscure glazed with privacy glass level 3 or above prior to the extension being brought into beneficial occupation. The windows shall remain obscure glazed as such thereafter.

Reason: In order to maintain the privacy and amenity of the adjacent residents, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.