

PLANNING (SITE VISITS) SUB COMMITTEE

10TH OCTOBER 2013

ENVIRONMENT SERVICES

REPORT OF THE HEAD OF PLANNING – N. PEARCE

PART 1 – Doc.Code: PSVS-101013-REP-EN-NP

SECTION A – MATTER FOR DECISION

1. PLANNING APPLICATION RECOMMENDED FOR REFUSAL

<u>ITEM 1.</u>	
<u>APPLICATION NO:</u> P/2013/740	<u>DATE:</u> 08/08/2013
PROPOSAL:	Two storey side extension
LOCATION:	7 Addison Road, Neath, SA11 2BB
APPLICANT:	Mrs Beth Pwak
TYPE:	Householder
WARD:	Neath East

BACKGROUND INFORMATION

Background:

Members should be aware that this planning application was originally called to committee at the request of Councillor Sandra Miller for the following reasons.

“The application estate known as Pencaerau is a typical build of the period with some additional features such as attic conversions etc. The properties directly aligned to the proposed extension are stepped through, and as such, it is my opinion that the development will not

impinge on this design feature of the street scene, and will be in keeping with the character of the surrounding area.

TAN 12 indicates an acceptance of diversity in build, it also provides for flexibility in use. TAN 12 also asks for sustaining or enhancing local character, promoting quality, choice and variety.

As such, I believe that the design of the proposed 2 storey side extension is in keeping with the character of the street scene, and also sustains the area, and would therefore be in accordance with TAN 12”.

The Planning and Development Control Committee on the 1st October 2013, resolved to defer the application for a Site Visit to allow Members to assess the visual impact of the proposed extension having regard to its corner location.

Planning History

None

Publicity and Responses if applicable:

This application has been advertised on site, and 2 neighbouring properties have been consulted by letter – No response received.

Neath Town Council – No objection.

Biodiversity – No objection subject to a condition.

Description of Site and its Surroundings

The application dwelling is located in a large residential area comprising of semi-detached and link properties. These designs typify the area as they share the same age, design, external finish and approximately the same sized curtilage.

The application dwelling is the last property in a link of 4 dwellings located on the corner of Addison Road and Greenwood Road. The property being sited in a corner position dictates that it fronts onto the crossroads which serves Addison Road to the front, and Greenwood Road to the side. The orientation of the dwellings is such that the existing southern side elevation of the host dwelling is level with the front elevations of the properties to the rear on the north western side of Greenwood Road.

A red brick wall of approximately 1m in height, surrounds the elevated front garden area, which incorporates access steps to the left of the front garden area. The side boundary comprises of a block wall which graduates in height as it extends upwards along the inclined boundary of the application site. The application property currently has a single storey rear extension, and a small garden shed.

Brief description of proposal (Eg. size, siting, finishes)

This application seeks planning permission for a two storey side extension. The extension will be set back a distance of 0.6m from the front elevation of the dwelling, and has a depth of 6.02m, bringing it in line with the rear elevation of the dwelling. The extension will project out from the side elevation of the dwelling by a distance of 3m. The roof is hipped in design at a height of 5m at eaves level and up to 6.7m at ridge level. The roof will be set down a distance of 0.3m from the ridge level of the roof of the host dwelling.

The front elevation will incorporate a kitchen window at ground floor level, with a bedroom window above at first floor level, and the rear elevation will incorporate French Doors at ground floor level with an obscurely glazed en-suite window installed above at first floor level.

All materials and external finishes are in keeping with the dwelling to which they relate.

Material Considerations

The main issues to be considered in the determination of the application are the impact upon the residential amenity of the neighbouring properties, and the impact of the development upon the character and appearance of the street scene, highway safety and biodiversity having regard to prevailing planning policies.

Policy Context

Neath Port Talbot Unitary Development Plan:
GC1 – General Considerations
ENV17 - Design
Household Extension Design Guide
Welsh Government guidance document entitled Tan 12 (Design).

Visual Amenity

In terms of visual amenity, the proposed extension incorporates a design and finish which will match the existing dwelling house. As a result it is

considered that the proposal will not undermine the overall appearance, design, proportions and finishes of the existing property.

The property however lies at a visually prominent junction, with the existing front and side elevations reflecting the building lines of the adjoining properties on both Addison Road and Greenwood Road, which as previously described, are made up of similar properties in a linear building pattern. As such, whilst the extension to the dwelling in isolation, appears to be an acceptable addition to this property, the specific location and setting of this dwelling, within the wider area needs to be considered.

The extension would project towards the side boundary of the property, which would be beyond the front elevation of those properties located along Greenwood Road. As such when viewed in this wider context, it is considered that it would dominate the street scene, appearing as an incongruous and dominant form of development, out of character with the linear nature of the surrounding streetscene, and building pattern.

Furthermore, this situation is worsened by the application dwelling being mid way along the incline which is Greenwood Road. Therefore, when viewed from the eastern and lower end of Greenwood Road, the proposal will be perceived to be sited in an elevated prominent position, which obscures the properties at the western end of Greenwood Road. Alternatively, when viewed from the elevated western end of Greenwood Road, the proposed extension will interrupt the flow of the building pattern which extends through the crossroads fronting the application site to the lower end of Greenwood Road.

It is therefore considered that the proposed two storey extension by reason of its scale and siting, will result in the formation of a dominant and incongruous feature forward of the established building pattern of Greenwood Road, which would be to the detriment of the character and appearance of the street scene. As such, the proposal would be contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Policy document entitled “A Guide to Household Extensions”, and the overarching principals of good design as set out within the Welsh Government guidance document entitled TAN 12 (Design).

Residential Amenity (Eg. Overlooking, Overbearance, Overshadowing)

In terms of residential amenity, the siting of the proposed extension to the south eastern side elevation dictates that the development will be hidden from the adjoining property to the north west No.5. As such it is not considered that the development will impact upon the residential amenity of the occupiers of No.5 above and beyond that of the existing situation.

Furthermore, the property to the south east No.8 Greenwood Road, will be sited a distance of 15m away from the proposed extension and will be separated from the development by Greenwood Road. It is not therefore considered that the development will result in a negative impact upon the residential amenities of the occupiers of this property.

Turning to the property to the rear No.13, the topography of the area dictates that the development will be set at a lower ground level than the property to the rear in Greenwood Road. As such, given the 17m separation distance together with the differences in ground level it is not considered that the development will result in an overbearing and overshadowing impact upon the occupiers of No.13.

In respect of overlooking, the siting of windows in the front and rear elevations will ensure that there are no privacy issues posed by the development. This is due to there being a separation distance of 25m between the proposed windows and properties opposite in 4 Addison Road and 11 Greenwood Road. Whilst it is acknowledged that the rear windows will be a distance of approximately 17m away from the properties beyond, the outlook from the proposed rear windows would be over the side elevation of No.13 which does not benefit from any habitable room windows. Furthermore the first floor rear window will serve an en-suite and will therefore be obscurely glazed. As such, it is not considered that the development will impact upon the privacy of the neighbouring properties.

It is therefore considered that the proposed development will not result in a detrimental impact upon the residential amenity of the occupiers of the neighbouring properties in respect of overbearing, overshadowing and overlooking issues.

<p>Highway Safety (Eg. Parking and Access)</p> <p>Given that the development does not displace any of the existing car parking, it is considered that the development will not impact detrimentally on pedestrian or highway safety.</p>
<p>Biodiversity</p> <p>The biodiversity section offers no objection to the development subject to the imposition of a condition detailing the correct procedure that should be undertaken should bats be found during the construction of the development.</p>
<p>Conclusion:</p> <p>Whilst the proposed extension does not have an unacceptable impact upon residential amenity and highway safety it will result in the introduction of a dominant and incongruous feature which is forward of the established building pattern in Greenwood Road. The development would therefore be to the detriment of the character and appearance of the street scene, contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Policy document entitled “A Guide to Household Extensions”, with overarching principles of good design as set out within the Welsh Government guidance document entitled TAN 12 (Design).</p>
<p>Recommendation:</p> <p>Refusal</p>

REASON FOR REFUSAL;

(1) The proposed two storey extension by reason of its scale and siting, will result in the formation of a dominant and incongruous feature forward of the

established building pattern of Greenwood Road, which would be to detriment of the character and appearance of the street scene. As such, the proposal would be contrary to Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan, and the Policy document entitled “A Guide to Household Extensions”, and the overarching principals of good design as set out within the Welsh Government Policy document entitled Tan 12 (Design).