

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2015/0127	<u>DATE:</u> 18/02/2015
PROPOSAL:	Two storey rear and side extensions, first floor side and single storey side extensions, additional first floor windows to western and eastern side elevations, additional window to ground floor eastern elevation and replacement boundary wall and fence to a maximum height of 2.2m.
LOCATION:	50 ASCOT DRIVE BAGLAN PORT TALBOT
APPLICANT:	Mr Russell Borthwick
TYPE:	Full
WARD:	Baglan

The application is reported to Planning Committee because the applicant is an employee of the Council who works in the Development Management team.

Planning History:

97/1253 – Outline permission for residential development – Approved with conditions 30/01/98

01/0020 – Renewal of outline consent 97/1253 for residential development – Approved with conditions 19/12/02

03/021 – Residential development – Approved with conditions 25/03/03

03/961 – New residential development – Approved with conditions 09/09/03

05/0846 – Amendment to planning application 03/961 including the addition of one new house type to plots 17, 19, & 20 plus, house type change at plot 21 & reposition of house on plot 18 – Reserved Matters Approved 21-Jul-2005

Publicity and Responses if applicable:

Baglan Ward Members. No response therefore no observations to make.

2 Neighbouring properties were notified. To date no representations have been received.

Description of Site and its Surroundings:

The detached dwelling house with integral garage is sited in a residential estate of similar properties. The property is sited at the entrance to the cul de sac and is bounded to the eastern side and southern rear boundaries by dwelling houses. Due to the topography of the site, the adjacent property to the eastern side no. 52 Ascot Drive is sited approximately 0.8 metres higher than the application property within the street scene. The application property has a front driveway which can accommodate two parking spaces, a rear garden and pedestrian access to the eastern side of the dwelling. The side and rear gardens are enclosed by boundary walls and fencing of varying heights whilst the front curtilage is open plan.

Brief description of proposal:

Full planning permission is sought for two storey rear and side extensions, first floor side and single storey side extensions, additional first floor windows to western and eastern side elevations, additional window to ground floor eastern elevation and replacement boundary wall and fence to a maximum height of 2.2m.

The two storey side/rear extension will have a maximum projection of 4 metres from the main back wall of the dwelling, a 2.7 metres projection from the eastern side elevation; have a width of 8.745m, an eaves height of 4.9 metres with a maximum height under a rear gabled roof of 7.8 metres. Bifold doors and a window will be sited in the ground floor rear elevation; two windows will be sited in the first floor rear elevation and a window will be sited in the first floor western side elevation. The extension will be sited at an approximate distance of between 1 - 1.2 metres from the eastern side boundary and 15 metres to the rear boundary and 3.7 metres at first floor level from the western side boundary.

The first floor side extension will be sited above the integral garage/utility and will not project forward of the main front elevation of the first floor of the dwelling; will have a width of 2.7 metres, an eaves height of 4.9 metres and a maximum height ridge height of 7.9 metres to match the existing dwelling. A window will be sited in the first floor front elevation and a window will be sited in the eastern side elevation which will serve a bathroom and have obscure glazing, the extension will be sited at an approximate distance of between 0.8 - 1 metres from the eastern side boundary.

The single storey extension to the western side of the dwelling will form part of the ground floor element of the two storey rear extension. It will have a length of 4.275 metres, a projection from the ground floor western side elevation of 1.5 metres, an eaves height of 2.8 metres and a maximum height under a mono pitch roof of 3.4 metres. A window will be sited in the western side elevation and two velux roof lights will be sited in the mono pitch roof. It will be sited at an angle to the western side boundary at a distance of 1.1 metres at its closest part and 2.3 metres at its farthest part.

Additional windows are proposed to the existing property, a first floor window in the western side elevation serving an en-suite and a window to the ground floor eastern side elevation serving the utility room, both of which will be obscurely glazed.

A 13 metre long replacement brick wall and fence is proposed along part of the eastern side boundary between the application property and no. 52 Ascot Drive. Due to the topography of the site, this neighbouring property and its garden are sited approximately 0.8 metres higher than the application property and garden. An existing 2.6 metre high boundary wall with fence above is sited to part of this eastern boundary and the proposed wall/fence will be sited along side the existing fence and will have a maximum height from the ground level of no. 50 of 2.2 metres.

Material Considerations:

The main issues to be considered in the determination of this application are the impact upon the amenity of residents within neighbouring properties, the impact upon the character and appearance of the surrounding area, and the impact upon the highway safety of the existing road network and pedestrian safety.

Policy Context:

Neath Port Talbot Unitary Development Plan:

Policy GC1 – New buildings/structures and changes of use;

Policy ENV17 – Design;

SPG - ‘A guide to household extensions’.

Visual Amenity:

In terms of visual amenity, whilst the proposed extension does not have a subordinate design, as the main dwelling is detached it has been sensitively designed to be in keeping with the host dwelling. The use of matching external materials, the ridged roof design and similar fenestration will ensure that the extension will integrate with that of the existing dwelling and will not be out of character with dwellings in the surrounding area. Although the first floor element will close the gap between the application property and no. 52 Ascot Drive, the adjacent property, it should be noted that there are other dwellings within the street which have a similar gap between dwellings at first floor level.

The proposed two storey extension will project 4 metres from the main back wall of the dwelling and be to the full extended width of the property. Given its corner location, the extension(s) would form a noticeable element in the streetscene, but it is considered that the overall scale of the dwelling as extended would not be out of context with that of nearby properties.

The proposed wall and fence will be in keeping with the existing boundary treatment.

It is therefore considered that the proposed developments would not adversely affect the visual amenity of the street-scene in which the site is located, or the character and appearance of the surrounding area.

Residential Amenity:

Turning to matters of residential amenity, firstly with regards to any overlooking issues, a window is proposed in the first floor side elevation of the two storey rear extension and a window is proposed in the front elevation of the first floor side extension the outlook of which will be over the adjacent highways and residential properties beyond. These two windows respectively, will be a minimum distance of 21 metres from the front windows of neighbouring properties and as such will comply with the distance required between habitable room windows in the Authority's Household Extension Design Guide. Therefore, the outlook from these windows will not be over any private amenity space and as such are not considered to have an adverse impact on these neighbouring properties.

The two new windows proposed in the first floor western side elevation will serve en-suites and a secondary window to the master bedroom, but will face onto the adjacent highway, with appropriate distances to the houses beyond to ensure there would be no unacceptable impact on their amenity.

The two windows proposed in the eastern side elevation of the application property and extension will face onto the side elevation of no. 52. These two windows will serve non-habitable rooms (bathroom at first floor, utility at ground floor), with the first floor window being conditioned to be obscurely glazed. There are two windows and a door in the side elevation of no. 52 which serve non-habitable rooms and are obscurely glazed.

The property to the rear, no. 48 Ascot Drive is sited at right angles to the application property and the outlook from the rear windows of the two storey rear extension will be to the side gable elevation of this property at a distance of approximately 15 metres to the rear boundary.

A single window and bi-fold doors are proposed in the ground floor rear elevation of the two storey rear extension, which will be screened for the most part by existing boundary treatment. The outlook from these rear windows will be predominantly over the rear garden of the application dwelling with oblique views over the neighbouring gardens. However, the proposed rear windows are not considered to have an adverse impact from overlooking more than that which exists from the existing windows in the rear of the dwelling. Notwithstanding this, a condition is recommended withdrawing permitted development rights for the insertion of any additional windows on the side elevation in order to protect the future privacy of the occupiers of the neighbouring dwelling.

As such taking into consideration the above details, it is considered that the proposed extensions will not have an adverse impact on the residential amenity of the neighbouring properties' with regard to overlooking issues.

With regard to overshadowing and overbearing issues the proposed two storey side/rear extensions will project 4 metres from the main back wall of the dwelling and will be a distance of approximately 1 metre – 1.2 metres from the eastern side boundary, 15 metres to the rear boundary and 3.7 metres at first floor level from the western side boundary. It should be noted that no. 52, the adjacent property is sited approximately 1 metre farther back to the rear than the application property and is also sited at a higher level than the application property by approximately 0.8 metres. Due to the limited projection of the proposed two storey extension in relation to no.52, and its siting in a large rear garden, similar in size to the neighbouring gardens, which will retain the open aspect beyond, it is considered that the proposed extension will not have an unacceptable adverse impact with regard to overbearing or overshadowing issues in relation to the adjacent neighbouring properties.

The proposed extension complies with the 45 degree angle as advised in the Authority's Household Extension Design Guide in relation to the habitable room windows of the neighbouring property, no. 52 Ascot Drive. Furthermore, the properties also have large rear gardens and the open aspect of these gardens areas will be retained. As such, it is considered that due to its size, siting and design, it will not have an adverse impact with regard to overbearing and overshadowing issues to no. 52 Ascot Drive.

With regard to the property to the rear, no. 48 Ascot Drive, the proposed extensions will be sited at a distance of approximately 15 metres to the rear boundary. As such it is considered that the proposals will not have an adverse impact to this property from overbearing and overshadowing issues.

The replacement wall and fence would have a maximum height from the ground level of the application property of 2.2 metres, however, as the topography of no. 52, the neighbours property, is approximately 0.8 metres higher than the application property the proposal would have a height of approx. 1.4 metres when viewed from this property. As such the proposed boundary treatment is not considered to have an adverse impact on no. 52.

In view of the above, it is considered that the proposals are acceptable in residential amenity terms and would accord with Policies GC1, ENV17 of the Neath Port Talbot Unitary Development Plan and the Authority's Household Extension Design Guide.

Highway Safety (e.g. Parking and Access):

The property has parking for three vehicles, one in the integral garage and two on the front driveway which are to be retained and which comply with the Highway Authority guidelines. As such it is considered that the proposals will not have an adverse impact on Highway and pedestrian safety.

Conclusion:

It is considered that the proposed developments, due to their size, siting and design, would not have a detrimental impact upon the amenities of residents within the adjoining dwellings or upon the character or appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. The proposed developments would therefore be in accordance with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled "A Guide to Household Extensions".

Recommendation: Approval with conditions.

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 the requirements of Section 91 of the Town and Country Planning Act 1990.

(2)The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason

In the interests of visual amenity.

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any order revoking and re-enacting that Order with or without modification), no doors, windows or dormer windows (other than those expressly authorised by this permission) shall be constructed.

Reason

In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for additional windows, having regard to the particular layout and design of the estate.

(4) Before the extension hereby permitted is brought into use, the first floor bathroom window in the east elevation shall be fitted with obscured glazing, and any part of the window that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason:

To protect the amenity of adjoining properties

REASON FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

It is considered that the proposed developments, due to their size, siting and design, would not have a detrimental impact upon the amenities of residents within the adjoining dwellings or upon the character or appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. The proposed developments would therefore be in accordance with Policies GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan and the Policy document entitled 'A Guide to Household Extensions'.