

<b><u>ITEM 2.4</u></b>	
<b><u>APPLICATION NO:</u> P2014/0615</b>	<b><u>DATE:</u> 04/08/2014</b>
<b>PROPOSAL: Bay window to front elevation, conversion of garage to living accommodation, and extension of hardstanding to facilitate replacement off street car parking.</b>	
<b>LOCATION: 27A Ynys Y Mond Road, Alltwen Pontardawe, Swansea, SA8 3BA</b>	
<b>APPLICANT: Mr &amp; Mrs Ryder</b>	
<b>TYPE: Householder</b>	
<b>WARD: Alltwen</b>	

**Background:**

Members should note that this planning application is referred to Committee as the applicant is a close family member of Cllr. Linda Williams.

**Planning History:**

P2004/0047 – 8 No. Houses and associated works – Approved 24/02/04  
P2004/0714 – Works to Tree covered by Tree Preservation Order

**Publicity and Responses if applicable:**

Cilybebyll Community Council – No objections

Alltwen Ward Member consulted – No response therefore no comment to make

Two Neighbouring properties were consulted, with English and Welsh Site Notices displayed on 13 August 2014. To date 1 letter has been received which raised no objection to the development, but expresses concerns regarding parking.

**Description of Site and its Surroundings:**

The application dwelling is situated on the main road between the villages of Alltwen and Glais. The properties along the road vary greatly in terms of their size and style.

The property is a modern detached dwelling with an integral garage which is the second property in a group of six dwellings of similar design.

The front garden is open plan with a small lawned area and a driveway which currently accommodates 2 off road parking spaces, with a further space provided within the existing garage.

### **Brief description of proposal:**

This application seeks planning permission to replace the existing garage door with a bay window to facilitate the change from a garage into a living area. Planning permission is required for the development due to Permitted Development Rights having been removed under Conditions 7 and 9 of planning approval P2004/0047.

Condition 7 requires that “the garage shall not be converted to residential use unless a scheme for replacement car parking has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented prior to the commencement of any conversion works and shall provide for one additional car parking space of each space lost by any conversion”.

The application site at present is able to accommodate 3 parking spaces, one space within the existing garage and two on the existing driveway. The existing driveway will be extended by 2.0 metres, reaching a total width of 8.0 metres to provide the additional parking space required due to the one space being lost by the garage conversion. The applicant has stated that the surface will be constructed from porous paving.

Condition 9 states that ”Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any order revoking and reacting that Order with or without modification), there shall be no extension or external alteration to any building forming part of the development hereby permitted (including the erection of a detached garage) without prior grant of planning permission in that behalf.”

The garage is located on the western side, front elevation of the property, the existing window will be replaced by a bay window which will sit above a 1.0 metre high facing brick wall. The bay window will project 440mm off the existing front elevation, measure 2.6 metres in width and reach a height of 2.7 metres to the eaves and 3.5 metres to the top of the existing roof. The window itself will measure 2.6 metres in width by 1.3 metres in height, and will consist of three glazed panels at the front and two single glazed panels splayed either side.

## **Material Considerations:**

The main issues to be considered in the determination of this application concern the impact upon the character and appearance of the surrounding area, the impact upon the amenity of residents within the neighbouring properties, together with the impact upon highway and pedestrian safety

## **Policy Context:**

Neath Port Talbot Unitary Development Plan:

GC1 – General Considerations

ENV17 - Design

## **Visual Amenity:**

In terms of visual amenity, the replacement bay window will be installed in a design and finish which is in keeping with the ground floor window design of the host property. As such, it is not considered that the development will undermine the overall appearance, design and finishes of the existing property.

It is therefore considered that in visual amenity terms, the proposed development will not detract from the character and appearance of the application dwelling, nor will it result in a detrimental impact upon the street scene.

## **Residential Amenity:**

With regards to residential amenity, the proposed development will be sited approx. 1.4 metres from the boundary with the neighbouring property at No.29, which has a close boarded wooden boundary fence measuring 1.8 metres in height for a length of approx. 1.2 metres, the development will also have a separation distance of approximately 6.8 metres to the highway. In relation to the neighbouring property at No. 27, the proposal will have a separation distance of approx. 7.6 metres to the boundary with this property. It is therefore considered that the proposed development will not impact detrimentally upon the residential amenity of the neighbouring properties in respect of overbearing, overshadowing and overlooking issues.

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

In respect of highway safety, it is acknowledged that the application site at present is able to accommodate 3 useable off street parking spaces, which is the parking requirement for a property of this size.

In order to retain control over the level of parking at the property, condition 7 was imposed on the original planning approval requiring that one replacement car parking space should be provided within the curtilage of the application site for each space lost by any garage conversion.

The submitted plans identify the extension of the drive to facilitate a third space and a condition is recommended requiring such works prior to first beneficial use of the converted accommodation, and the retention of three parking spaces thereafter.

The single letter of representation raised concerns regarding a previous garage conversion within the street where the work has not been carried out to provide a hard standing of the additional parking spaces. The condition recommended above will ensure that such concerns are addressed for this development.

Given the above, it is considered that the proposed development will not result in an adverse impact upon highway and pedestrian safety.

**Conclusion:**

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character or appearance of the street scene, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policy GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan.

**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) Prior to the first beneficial use of the converted garage to living accommodation, the existing driveway shall be widened sufficiently to accommodate three parked vehicles, in accordance with the details on drawing ref. GMR 1 (sheet 1 of 3) received on 26 June 2014. The three parking spaces shall thereafter be retained and shall not be used for any purpose other than vehicle parking.

Reason

To ensure sufficient off-street parking is provided and retained to serve the dwelling in the interests of highway safety

#### 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 development would not have a detrimental impact upon residential amenity or upon the character or appearance of the street scene, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policy GC1 and ENV17 of the Neath Port Talbot Unitary Development Plan.