

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2016/0545	<u>DATE:</u> 01/07/2016
PROPOSAL:	Rear and side raised patio to ground floor level.
LOCATION:	3 Ascot Drive, Baglan, Port Talbot SA12 8YL
APPLICANT:	Mr Huw Thomas
TYPE:	Householder
WARD:	Baglan

Background Information:

This application is presented to Committee because, since the submission of the planning application, Mr. Carl Quick, the agent, is now employed by the Council's Building Control section. It therefore falls to be determined by Committee under the current delegated arrangements.

Planning History:

The site has the following relevant planning history: -

- **P1986/5719** Erection of 18 Residential dwelling units
Approved 2/11/86
- **P1987/6091** Infrastructure to service 18 No. plots Approved
31/7/87
- **P1990/7727** House – 05/07/1990

Publicity and Responses if applicable:

4 Neighbouring properties were consulted. To date no representations have been received.

Dwr Cymru Welsh Water – No response received

Description of Site and its Surroundings:

No. 3 Ascot Drive is a detached dwelling house which has a front garden and driveway and a large rear garden which slopes downwards to the rear boundary. Pedestrian access is to the northern side of the dwelling.

An existing raised walkway with railings is located to the northern side of the dwelling and an existing raised patio area with railings is located to the rear of the dwelling.

Brief description of proposal:

Full planning consent is sought for a rear and side raised patio with railings to ground floor level which will connect the existing raised side walkway and rear patio forming a 'wraparound' raised patio area.

The extended Patio area will have a width of approx. 3.6 metres, a depth of 4.1 metres and a height to patio level of approx. 2.6 metres. Railings with a height of 1 metre to match the existing railings will be sited to the outer edges of the raised patio. The external materials will be in keeping with the main dwelling.

Material Considerations:

The main issues to be considered in the determination of this application are the impact upon the character and appearance of the street scene and surrounding area, and the impact upon the amenity of residents within the neighbouring properties.

Policy Context:

The Development Plan comprises the Neath Port Talbot Local Development Plan within which the following policies are of relevance: -

- Policy SC1 Settlement Limits
- Policy BE1 Design

The Household Extension Design Guide is also of relevance.

Visual Amenity:

With regard to visual amenity there is an existing raised patio area with railings located to the side and rear of the property, as such the proposed extended patio will not have any additional or adverse impact on visual amenity than that which presently exists. Furthermore, due to the topography of the rear gardens a number of neighbouring properties also have raised patio areas with railings sited to the rear of their properties. It is therefore considered that the proposed extended patio area will not have an adverse impact when viewed from the street scene and surrounding area.

Residential Amenity:

With regard to residential amenity it is acknowledged that the proposal will be sited closer to No. 5 than the existing raised patio area as it will be sited at a distance of approx. 1 metre from the side boundary, however, it will not project beyond the main back wall of no. 5 Ascot Drive. The windows in the ground floor side elevation of no. 5 are not to habitable rooms. Whilst the existing side and rear raised patio areas currently afford elevated views over the rear garden area of the neighbouring property no. 5 (with no intervening high level boundary screening), the development would bring the raised patio area closer to that property and have potential for some increased impact.

Accordingly, in order to protect the amenities of that property from increased overlooking, it is considered appropriate and necessary to require by condition that a 1.8 metre high opaque privacy screen should be provided to the northern and western corner element of the raised patio. It is therefore, considered that with the privacy screen in place the extended patio would not have an unacceptable impact on the amenity of the neighbouring property.

The extended patio area will be sited at a distance of approx. 7.5 metres from no. 1 Ascot Drive and approx. 20 metres from the properties to the rear. It is therefore considered that due to its size, siting and design it is not considered to have an adverse impact on overlooking, overbearing and overshadowing issues to the other neighbouring residents.

Conclusion:

It is considered that the proposed development will not have a detrimental impact upon the character and appearance of the street scene and surrounding area, or upon the amenities of residents within the adjoining dwellings by virtue of its size, siting and design. Hence, the proposed development would be in accordance with Policy SC1 and Policy BE1 of the Neath Port Talbot Local Development Plan and the Policy document entitled 'A Guide to Household Extensions'.

RECOMMENDATION: Approval with Conditions

CONDITIONS

Time Limit 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.

Approved Plans

(2)The development shall be carried out in accordance with the following approved plans:

- i. Location and block plan drawing no. 16. 138.08b received on 01/07/2016.
- ii. Existing floor plan drawing no. 16.138.01 received on 27/06/2016.
- iii. Proposed floor plan drawing no. 16.138.04 received on 27/06/2016.
- iv. Proposed floor plan drawing no. 16.138.05 received on 27/06/2016.
- v. Proposed floor plan drawing no. 16.138.06 received on 27/06/2016.
- vi. Existing elevations drawing no. 16.138.02 received on 27/06/2016.
- vii. Proposed elevations drawing no. 16.138.07 received on 27.06.2016
- viii. Existing rear elevation and photographs drawing no. 16.138.03 received on 27/06/2016.
- ix. Plan 1 indicating position of opaque privacy screen outlined in green between poits X and Y and Y and Z on the site plan 1:500.

Reason

In the interest of clarity.

Action Conditions

(3) Notwithstanding the submitted plans, prior to the first beneficial use of the hereby approved raised patio a 1.8m high opaque glazed privacy screen (measured from the surface of the patio area) shall be provided to the northern and western parts of the raised patio between points X and Y and Y and Z as indicated in green on Plan 1 appended to this Notice. A privacy screen (or any subsequent like for like replacement) shall thereafter be retained in accordance with this condition.

Reason

In the interests of privacy.

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 will not have a detrimental impact upon the character and appearance of the street scene and surrounding area, or upon the amenities of residents within the adjoining dwellings by virtue of its size, siting and design. Hence, the proposed development would be in accordance with Policy SC1 and Policy BE1 of the Neath Port Talbot Local Development Plan and the Policy document entitled 'A Guide to Household Extensions'.