

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2017/1055	<u>DATE:</u> 16/01/2018
PROPOSAL:	Two storey side extension plus alteration to ground levels and extended hardstanding to facilitate off street car parking.
LOCATION:	9 Maes Rhosyn, Rhos Pontardawe, Swansea SA8 3HT
APPLICANT:	Mr Aled Phillips
TYPE:	Householder
WARD:	Rhos

BACKGROUND

This application is reported to Committee under the Council's delegated arrangements because the applicant is a close relative to Cllr. Mrs. Rebecca Phillips.

SITE AND CONTEXT

The application site is located at 9 Maes Rhosyn, Rhos, Pontardawe, and comprises of a two-storey semi-detached dwelling and attached garage (the garage being replaced by the proposed extension).

The dwelling is located at the end of a cul-de-sac with similar style properties either side and opposite. Within the cul-de-sac some of the properties have previously converted attached garages, and benefit from extensions.

DESCRIPTION OF DEVELOPMENT

The application seeks full planning consent for a two storey side extension, plus alterations to ground levels and extending hardstanding to facilitate off street parking and a replacement roof to the existing front porch.

With regards to the access and dropped kerbs, this is to be created off an unclassified road and has been designed such that surface water will be disposed of within the curtilage of the application site via an existing soakaway. As such, this aspect of the development does not require the benefit of planning permission, as it is permitted by Part 1, Class F of the General Permitted Development Order (as amended for Wales).

Two Storey Side Extension

The proposal will be located on the southern side elevation of the property, it will be located a distance of 1.0 metres off the boundary with the adjacent property (No. 8) It will have a gable ridged roof, to match the existing dwelling and projects 2.8 metres off the side elevation of the property.

It has a maximum length of 8.0 metres reaching a height of 5.6 metres to the eaves gradually increasing to 7.4 metres to the ridge. The ground floor element will be in line with the existing front elevation of the dwelling with the first floor being set back by 1.0 metres and the roof being set down from the main ridge by approximately 500mm. The proposal will have one window on the ground floor with a mono pitched roof above extending the width of the extension and one window on the first floor, the rear elevation will have one first floor window and one ground floor window and door, there are no windows or doors proposed on the side elevation.

The hipped roof to the front porch will be replaced with a mono pitched roof at a lower level to match that on the front elevation of the proposed extension. The roof will measure 3.0 metres in width and will gradually increase by 800mm from the eaves to the top of the roof with maximum height of 3.0 metres above ground level. This reduces the overall height of the porch by 800mm.

Alteration to ground levels

The front garden and driveway gradually slopes down from the highway to the front of the property, the lower level will be raised by approximately 600mm for a distance of approximately 9.0 metres across the front of the property to extend the hardstanding which will provide two off street car parking spaces. The submitted plans indicate that the proposed parking area will be constructed from porous materials with a drainage channel connecting to an existing soakaway within the curtilage of the site.

All materials and finishes of the alterations and extension are in keeping with the host dwelling.

All plans/documents submitted in respect of this application can be viewed on the [Council's online register](#).

PLANNING HISTORY

The application site has no relevant planning history

CONSULTATIONS

Cilybebyll Community Council – Responded 6th February 2018 with no objections.

2 No. Neighbouring properties were consulted by letter on 19th January 2018. To date no representations have been received.

REPORT

Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

- [Policy BE1](#) [Design](#)
- [Policy TR2](#) [Design and Access of New Development](#)

Issues

Having regard to the above, the main issues to consider in this application relate to the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

Impact on Visual Amenity

While the proposed development will be readily visible from the highway fronting the application site, its siting together with its design and external finish ensure that the development will not undermine the overall appearance, design, proportions and finishes of the existing property.

It is therefore considered that the proposed development will not impact detrimentally upon the host dwelling nor will it detract from the character and appearance of the street scene and surrounding area in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Impact on Residential Amenity

The siting of the extension to the south of the application dwelling dictates that it will be hidden from the adjoining semi No. 10. Turning to the adjacent property at No. 8, it is acknowledged that the proposed extension will be located in close proximity to the side elevation of this neighbouring property which has one ground floor window in side elevation of the single storey extension, this window serves an utility room, which is classed as a nonhabitable room and two windows on the first floor which are obscurely glazed and serve a landing and bathroom, there are no windows or doors proposed on the side elevation facing this neighbouring property.

This siting will ensure that the proposal complies with the 45° rule as defined within the household extension design guide. This rule requires that first floor extensions are sited to ensure that they do not cross a 45° line which is drawn from the midpoint of the nearest window on the adjoining property. The objective of this rule is to ensure that developments do not have an unacceptable adverse impact upon the amenities of neighbouring residents in terms of overbearing and overshadowing issues. As such, it is considered that the residential amenities of the occupiers of the neighbouring properties are safeguarded.

As a consequence, the amenities of the neighbouring residents will be safeguarded and the proposal therefore complies with the Household Extension Design Guide.

In terms of privacy, all windows in the proposed extension are sensitively sited only in the front and rear elevations and will only directly overlook the garden of the application property. Whilst it is acknowledged that oblique views will be available over the gardens of neighbouring properties, these will be no different to those associated with the existing windows on the application dwelling and other properties within the cul de sac. As such, it is not considered that the development will result in an adverse overlooking impact upon the occupiers of the surrounding neighbouring properties over and above that which already exists.

As such it is considered that the development is in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety.

Given that the submitted plans detail the creation of a new vehicular access and provision for two parking spaces off an unclassified highway, which provides a betterment to the existing situation, it is considered that the development will not result in any detrimental impacts upon pedestrian and highway safety. A condition requiring the completion of the parking prior to the first use of the extension hereby approved, and for their retention on site would be added to any permission issued. As such it is considered that the development is in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

CONCLUSION

The decision to recommend 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. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

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 hereby approved relates to the following plans and documents:

Existing and proposed elevations Dwg. No. GE1 dated 16/01/16

Existing floor plans Dwg. GE2 dated 16/01/18

Proposed floor plans Dwg. GE3 dated 16/01/18

Proposed and existing levels GE4 dated 16/01/18

Existing plans of driveway GE5 dated 14/11/17

Location & Block Plans GE6 dated 16/01/18

Reason

In the interest of clarity.To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Regulatory Conditions

(3)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.

(4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (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 in the extension hereby permitted.

Reason

In the interests of residential amenity

(5) Prior to the first beneficial use of the proposed extension two car parking spaces shall be provided within the curtilage of the site and retained thereafter.

Reason

In the interest of highway and pedestrian safety.