

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2018/0640	<u>DATE:</u> 15/08/2018
PROPOSAL:	Two-storey rear extension
LOCATION:	14 Mansel Street, Port Talbot SA13 1BH
APPLICANT:	Mr Saifur Rahaman
TYPE:	Householder
WARD:	Port Talbot

BACKGROUND INFORMATION

This application is being reported to Planning Committee as the applicant is Cllr Saifur Rahaman.

LINK TO RELEVANT PLANS/ REPORTS

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

SITE AND CONTEXT

The application site is located at 14 Mansel Street, Port Talbot.

The application site comprises a two-storey mid-terraced dwelling with associated garden areas to the front and rear. It is bounded by residential dwellings to the north and south, with Mansel Street to the west, and a rear access lane to the east.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the erection of a two-storey rear extension

The proposed extension will measure 3.6m in length by 1.6m wide and will reach a height of 6m. It is designed with a glass-fibre flat-roof, and will have rendered walls to match the main dwelling. The roof of the proposed extension will tie into the existing extension on Number 12. The proposed extension will provide an extended dining area at ground-floor and en-suite facilities at first-floor level. In order to provide natural light into the bedroom, a new roof-light with light tunnel will be inserted

into the rear roof plane. This element, however, would be “permitted development”.

NEGOTIATIONS

Not Applicable.

PLANNING HISTORY

The application site does not have any relevant planning history.

CONSULTATIONS

Biodiversity Unit: No objection, subject to advisory note regarding bats.

REPRESENTATIONS

The neighbouring properties were consulted on 15/08/18. In response, to date no representations have been received.

REPORT

National Planning Policy

- [Technical Advice Notes -](#) Technical Advice Note 12: Design

Local 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:

Topic based Policies

- **Policy SC1** Settlement limits
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

Supplementary Planning Guidance

- [Parking Standards](#)
- [Design](#)

Issues

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

Principle of Development

As the application site is located within the settlement limits defined by Policy SC1 of the adopted Neath Port Talbot Local Development Plan (LDP), the principle of an extension to an existing dwelling is generally acceptable, provided there are no overriding highway, amenity or environmental objections.

Impact on Visual Amenity

By virtue of the fact that the proposed development is carefully and sympathetically designed to integrate with the existing dwelling terms of size and external materials, it is considered that the overall proposal would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

Impact on Residential Amenity

In respect of potential overlooking, it is noted that no side-facing windows are proposed. It is therefore considered that the proposed extension would not create any overlooking issues over and above the existing dwelling.

With regards to potential overbearing and overshadowing, the proposed extension would project 3.6m from the main back wall of the dwelling, which is in compliance with the Design SPG - but also the same length as the existing rear wing. It is therefore considered that the proposed development would not create any unacceptable overbearing or overshadowing issues.

Parking and Access Requirements and Impact on Highway Safety

It is noted that there is no existing off-street car parking at the property. As the proposed extension would be for an extended dining area and en-suite, and not an additional bedroom, no new car parking provision would be required in this instance. It is therefore considered that the

proposed development would not have a detrimental impact highway or pedestrian safety.

Biodiversity / Ecology

It should be noted that the Biodiversity Unit offers no objection to the proposal, subject to an advisory note in relation to bats. Provided this is attached to the planning permission, the proposal is considered acceptable in terms of ecology.

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 proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan. Approval is therefore recommended.

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 and documents:

Dwg. No. 14MS-01.

Dwg. No. 14MS-04.

Dwg. No. 14MS-02.

Dwg. No. 14MS-05.

Reason

In the interests of clarity.

Regulatory Conditions

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

Reason

In the interests of visual amenity.

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. The Development Plan comprises the Neath Port Talbot Local Development Plan adopted January 2016.

It is considered that the proposed development would not have a detrimental impact upon residential amenity or upon the character and appearance of the surrounding area, and there would be no adverse impact upon highway and pedestrian safety. Hence, the proposed development would be in accordance with Policies SC1, TR2 and BE1 of the Neath Port Talbot Local Development Plan.