

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2020/0627	<u>DATE:</u> 15/07/2020
PROPOSAL:	Demolition of existing utility room and replacement with a single-storey side/rear extension, plus retention and completion of timber gazebo to side elevation
LOCATION:	4 Woodlands Terrace, Resolven, Neath, SA11 4NG
APPLICANT:	Mr Dean Lewis
TYPE:	Full Plans
WARD:	Resolven

BACKGROUND INFORMATION

This application is being reported to Planning Committee for a decision as the application is Cllr Dean Lewis, who is the Ward Member for Resolven.

SITE AND CONTEXT

The application site is located at 4 Woodlands Terrace, Resolven, Neath.

The application site measures approximately 0.031 hectares in area and comprises a two-storey end-of-terrace dwelling. It is constructed with a gable-ended ridged roof with a projecting two-storey rear wing and flat-roofed single-storey side extension. A new gazebo and ancillary home 'bar' area has also been created to the side elevation. It is located in an elevated position above the access lane with a sloping profile from west up to the east, and also from the north up to the south. It is bounded by residential dwellings to the north, east and south, with Woodlands Terrace access lane and open land to the west.

DESCRIPTION OF DEVELOPMENT

This is a full planning application for the demolition of existing utility room and replacement with a single-storey side/rear extension, plus the retention and completion of timber gazebo to the side elevation.

The proposal will involve the demolition of the existing utility room, and replacement with a new single-storey side/rear extension to be used as ancillary accommodation as a 'granny annex'. The proposed extension will measure 8m in length by 4.4m wide at the rear and will reach a height

of 3.02m. It will be constructed with a flat roof with rendered walls to match the main dwelling. Windows/doors are proposed on all three elevations.

In addition to the above, it is proposed to reduce the size of the existing gazebo to the side of the property so it measures 4.9m in length (900mm set back from the front elevation of the property) and 4.68m wide, reaching a height of 2.92m.

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

NEGOTIATIONS

Not Applicable.

PLANNING HISTORY

The application site does not have any relevant planning history.

CONSULTATIONS

Resolven Community Council: No reply, therefore no observations to make.

REPRESENTATIONS

The neighbouring properties were consulted on 16/07/2020.

A site notice was also displayed on 16/07/2020.

In response, to date, no representations have been received.

REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

National Planning Policy:

[Planning Policy Wales](#) (Edition 10) was extensively revised and restructured at the end of 2018 to take into account the themes and approaches set out in the Well-being of Future Generations (Wales) Act 2015, and to deliver the vision for Wales that is set out therein.

PPW10 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

PPW is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- 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:

The following SPG is of relevance to this application: -

- [Parking Standards \(October 2016\)](#)
- [Design \(July 2017\)](#)

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 the development at this location is generally acceptable, provided there are no overriding highway, amenity or environmental objections.

Impact on Visual Amenity

It is noted that the proposed extension would replace the existing utility room which is also flat-roofed in design, and would be set back from the principal elevation of the property by 6.33m. Although the property is located in an elevation position, meaning the extension and gazebo would be visible from the street scene below, given its relative size, position and use of rendered walls to match the main dwelling it is considered that it would not have a detrimental impact upon the character and appearance of the surrounding area or street-scene.

Similarly, whilst the gazebo would be visible from the street-scene, as it would be reduced in size so it has a 900mm set-back from the front elevation, and provided it is stained and the existing walls rendered and painted to match the main dwelling, it is considered that the overall proposal would be acceptable in terms of visual amenity and suitably worded conditions in respect of the walls and staining will therefore be imposed on the application accordingly.

Impact on Residential Amenity

In respect of potential overlooking, it is noted windows/doors are proposed on all three sides of the extension. In respect of the windows to the front as these would overlook the 'bar' area and open land beyond, it is considered that these would not give rise to any unacceptable overlooking issues. Similarly, as the windows to the rear of the annex extension would be overlooking the existing garden area of Number 4, it is also considered that these would not give rise to any unacceptable overlooking issues.

Turning to the window on the side elevation it is noted that this would serve a habitable room (bedroom) so has the potential to create overlooking into Number 3. However, it is noted that a new timber fence is proposed to be constructed on top of the existing boundary wall to a height of 2m (for the length of the extension) to provide screening. As such, it is considered that the proposed extension would not give rise to any unacceptable overlooking issues.

In respect of the gazebo area, it is noted that this would overlook the blank side-elevation on the pine-end of Number 3, which is located at a lower level than the application site with a garage and shed at the side and also angled away from the application site. Therefore, it is considered the retention of the gazebo and associated ancillary 'bar' would not create any unacceptable overlooking issues.

With regards to potential overbearing and overshadowing impacts, due to the size and proximity of the proposed extension and gazebo relative to the surrounding neighbouring properties, including Number 3 to the north which is set at a lower level but angled away from the application site, it is considered that the 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 currently no car parking on the application site, and no additional car parking is proposed. However, given the location of the site, which is located off an un-adopted lane, and the availability of some informal parking, it is considered that the proposal would not have a detrimental impact upon highway or pedestrian safety.

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.

It is further considered that the decision complies with the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION APPROVE

Time Limit Conditions

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

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

List of Approved Plans and Documents

- 2 The development shall be carried out in accordance with the following approved plans and documents:
 - Figure 1 - Site Plan.
 - Figure 2 - Site Plan Existing.
 - Figure 3 - Site Plan Proposed.
 - Figure 4 - Existing Ground Floor Plan.
 - Figure 5 - Existing First Floor Plan.
 - Figure 6 - Existing Elevations.
 - Figure 7 - Existing Elevations.
 - Figure 8 - Existing Photographs of Property - Sheet 1.
 - Figure 9 - Existing Photographs of Property - Sheet 2.
 - Figure 10 - Existing Photographs of Property - Sheet 3.
 - Figure 11 - Existing Photographs of Property - Sheet 4.
 - Figure 12A - Proposed Ground Floor Plan.
 - Figure 12B - Proposed Ground Floor Plan Drainage.
 - Figure 13 - Proposed Ground Floor Plan.
 - Figure 14 - Proposed First Floor Plan.
 - Figure 15 - Proposed Elevations.
 - Figure 16 - Proposed Elevations.

Reason:

In the interests of clarity.

Action Conditions

- 3 Within 6 months of the date of this permission the gazebo shall be reduced in size, as per the approved plans, and shall be stained dark brown or painted to match the dwelling, and the outside of the wall on the northern boundary shall all be rendered and painted to match the main dwelling, and these shall be retained as such thereafter.

Reason:

In the interest of visual amenity to and comply with the requirements of Policy BE1 of the Neath Port Talbot Local Development Plan.

- 4 The materials to be used in the construction of the external walls of the extension hereby permitted shall match those used in the existing building.

Reason:

In the interest of the visual amenity of the area and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.

- 5 Prior to the occupation of the extension hereby approved the boundary treatment, as detailed on Figure 3 - Site Plan Proposed, shall be completed on site, and retained as such thereafter.

Reason:

In the interest of residential amenity and to ensure compliance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Regulatory Conditions

- 6 The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Number 4 Woodlands Terrace, Resolven, and shall not be sold, let or sublet as a separate unit of accommodation.

Reason:

The additional accommodation is considered unsuitable for occupation as a separate unit, and to accord with Policy BE1 of the Neath Port Talbot Local Development Plan.