

SECTION A – MATTERS FOR DECISION

Planning Applications Recommended For Approval

<u>APPLICATION NO:</u> P2020/0505	<u>DATE:</u> 09/07/2020
PROPOSAL:	Single storey rear extension.
LOCATION:	2 Tailwyd Road, Neath Abbey SA10 7DT
APPLICANT:	Mr Tim Burden
TYPE:	Full Plans
WARD:	Dyffyn

BACKGROUND

This application is brought to Planning Committee in accordance with the Council's delegated arrangements because the applicant Mrs Julie Burden is an employee of the Authority's Highway Section and is involved in the development management process.

SITE AND CONTEXT

The application property comprises a detached dwelling located at 2 Tailwyd Road, Neath Abbey. The dwelling is sited within a long linear plot located adjacent to the railway line. The side elevation of the dwelling runs parallel with Tailwyd Road and the principal elevation is located to the side of the property when viewed from the highway. The property is at a lower level than the adjoining highway and has a brick wall running along its boundary on Tailwyd Road. The property is bounded by undeveloped land, the railway line and railway bridge.

The property already benefits from a two storey flat roofed side extension located adjacent to the highway and a single storey rear extension. Vehicular access is under the railway bridge to the rear of the property. There is an outbuilding and hard surfaced vehicular car parking area to the rear of the property.

DESCRIPTION OF DEVELOPMENT

This application proposes the construction of a single storey flat roofed kitchen/diner extension to the rear elevation. The submitted plans indicate that the existing single storey flat roofed extension is to be removed and a larger single storey flat roofed extension constructed.

The proposed extension will project 5 metres from the rear and side wings of the property for a width of 9.6 metres. It will have a flat roof of a maximum height of 3.2 metres. The extension will benefit from bi-fold doors and a window to the rear elevation as well as another window to the side elevation. The extension will be finished in spar dash on a render plinth to match the existing dwelling.

PLANNING HISTORY

The site has the following relevant planning history: -

- 1989/0738 – Creation of new access – Approved 2.12.89
- 1979/0236 - New access – Refused 24.7.79

CONSULTATIONS

Dyffryn Community Council – No reply therefore considered to be no objections.

A site notice was displayed on 31.7.20. To date no responses 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

The proposed extension will be at the rear of the dwelling, however as the property is sited with its side elevation running parallel to the highway the extension will be visible from the highway. However, as the

dwelling is at a lower level than the adjoining highway the majority of the extension will be screened by the existing brick boundary wall. The extension will also be viewed against the existing two storey side extension, as a result it is considered that the proposal will not undermine the overall appearance, design, proportions and finishes of the existing property.

The siting of the extension below the level of the highway results in the majority of it being screened by the boundary wall. This difference in ground levels will ensure the proposed extension will not impact upon the character and appearance of the street scene. Whilst, it is acknowledged that there would be a partial view of the extension from neighbouring properties on the opposite side of the street, its limited size and finish will ensure that it will not adversely impact upon the visual amenity of the surrounding area.

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

Due to the siting of the property there are no immediate neighbours, the nearest neighbouring properties are located on the opposite side of Taillwyd Road some 10 metres away. The extension is limited in height and as such is not considered to have an adverse impact with regard to overbearing or overshadowing impacts.

The bi-fold doors, window to the rear elevation as well as the window to the side elevation will all overlook the garden of the application property. As there are no immediate neighbours it is not considered to have an adverse impact from overlooking issues to the neighbouring properties.

Therefore, it is considered that the amenities of the neighbouring residents will be safeguarded and the proposal complies with the Household Extension Design Guide and would be in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

Parking and Access Requirements and Impact on Highway Safety

The property benefits from a large hard surfaced parking area which is accessed via the vehicular access under the nearby railway bridge. The addition of a kitchen/dining room extension is not considered to have an adverse impact on highway and pedestrian safety.

As such, the development is in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

Other

Due to the history of the land within the area a condition is attached regarding unexpected land contamination.

A note is also added as the property is located within a low risk coal mining area.

A small area of the curtilage is within a Natural Resources Flood Zone (C2 and B1), however this area does not cover the dwelling or the proposed extension.

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.

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 with conditions

Conditions:-

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

- 2 The development shall be carried out in accordance with the following approved plans and documents:

Location Plan- received 27.7.20

Block Plan - received 27.7.20

General Plan - Drawing no. Burden/01/02 - received 14.9.20

Reason:

In the interests of clarity.

Action Conditions

- 3 In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those

to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to ensure compliance with Policies SP16 and EN8 of the Neath Port Talbot Local Development Plan.