

APPLICANT: Ben Frith 18, Dochdwy Road, Llandough, Penarth, CF64 2PB

AGENT: Ben Frith 18, Dochdwy Road, Llandough, Penarth, CF64 2PB

18, Dochdwy Road, Llandough

Build an enclosed porch on the front of the house with window and new front door

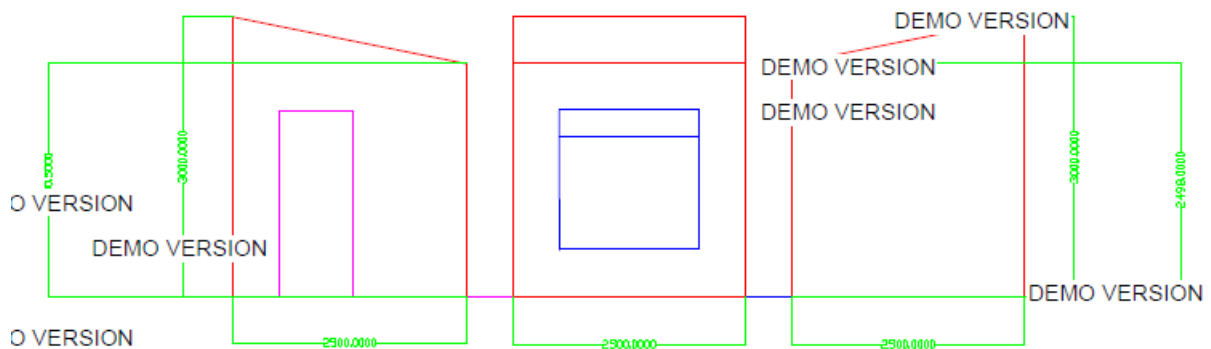
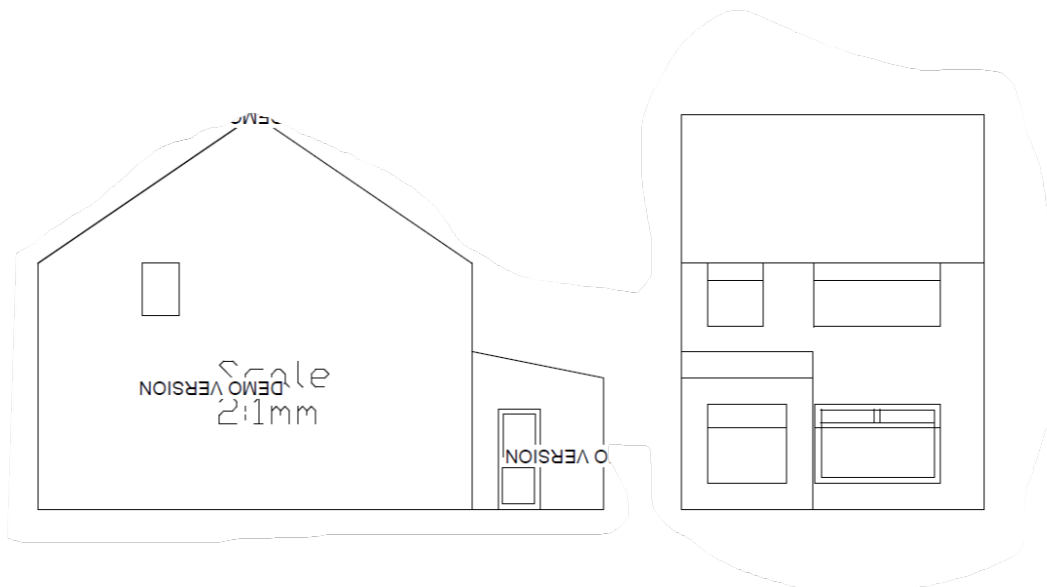
SITE AND CONTEXT

The application site relates to 18, Dochdwy Road, a two-storey semi-detached dwelling located within the settlement boundary of Llandough as identified in the Vale of Glamorgan adopted Local Development Plan 2011 – 2026.



DESCRIPTION OF DEVELOPMENT

The application seeks permission for an enclosed porch on the front elevation of the house with new windows and a front door. The porch would measure an eaves height of 2.5m, with a lean to roof creating a total height of 3m. As for length and width, the proposal measures 2.5m. The porch will be finished in brick



PLANNING HISTORY

None.

CONSULTATIONS

Llandough Community Council was consulted, no comment has been received to date

Llandough Ward members were consulted, no comments have been received to date.

REPRESENTATIONS

The neighbouring properties were consulted on 26 January 2021.

No comments have been received to date.

REPORT

Planning Policies and Guidance

Local Development Plan:

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Vale of Glamorgan Adopted Local Development Plan 2011-2026 forms the local authority level tier of the development plan framework. The LDP was formally adopted by the Council on 28 June 2017, and within which the following policies are of relevance:

Strategic Policies:

POLICY SP1 – Delivering the Strategy

Managing Development Policies:

POLICY MD2 - Design of New Development

POLICY MD5 - Development within Settlement Boundaries

In addition to the Adopted LDP the following policy, guidance and documentation supports the relevant LDP policies.

Future Wales: The National Plan 2040:

Future Wales – the National Plan 2040 is the national development plan and is of relevance to the determination of this planning application. Future Wales provides a strategic direction for all scales of planning and sets out policies and key issues to be considered in the planning decision making process. The following chapters and policies are of relevance in the assessment of this planning application:

Chapter 3: Setting and achieving our ambitions

- 11 Future Wales' outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 11, 2021) (PPW) is of relevance to the determination of this application.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

The following chapters and sections are of particular relevance in the assessment of this planning application:

Chapter 2 - People and Places: Achieving Well-being Through Placemaking,

- Maximising well-being and sustainable places through placemaking (key Planning Principles, national sustainable placemaking outcomes, Planning Policy Wales and placemaking)

Chapter 3 - Strategic and Spatial Choices

- Good Design Making Better Places

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

- Technical Advice Note 12 – Design (2016)

Welsh National Marine Plan:

National marine planning policy in the form of the Welsh National Marine Plan (2019) (WNMP) is of relevance to the determination of this application. The primary objective of WNMP is to ensure that the planning system contributes towards the delivery of sustainable development and contributes to the Wales well-being goals within the Marine Plan Area for Wales.

Supplementary Planning Guidance:

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance (SPG). The following SPG are of relevance:

- Residential and Householder Development (2018)

Other relevant evidence or policy guidance:

- Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management

Well-being of Future Generations (Wales) Act 2015

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.

Issues

The key issues to assess while determining this application will be the impact the proposed porch will have on the character of the existing dwellinghouse, the visual amenity of Dochdwy Road and impact on neighbouring properties.

Design and Visual Impact

The proposed porch would be located on the front elevation of the two storey dwelling, therefore would be highly visible from the street scene. Although it would be visible, it is deemed that the addition of a front porch would not negatively impact the character of the dwelling or the surrounding area, as there are multiple examples currently in place along the street scene.

The proposal would be subservient in scale, and is considered to be moderate in comparison to the existing dwellinghouse. Consequently, the proposal is considered to have an acceptable impact on the appearance of the original dwellinghouse, and will respond appropriately to the context and character of the locality, as per policies MD2 and MD5 of the adopted LDP.

Impact on Neighbours

By virtue of its size, scale and siting, the proposed porch is not considered to be overbearing or overshadow either of the neighbouring properties in its immediate surrounding. Furthermore, despite containing additional windows, the views offered will not increase the level of overlooking into the surrounding properties. Given that this will not have a detrimental impact on the neighbour amenity in the area, it is therefore deemed acceptable and complies with policy MD2 of the adopted LDP.

Amenity Space

Whilst the proposed front porch would decrease amenity space by 3.4sqm, it is considered that the remaining amenity space is sufficient for the needs of the dwelling occupiers.

Parking Provision

The proposed front porch would decrease amenity space, however it is considered that the remaining amenity space is sufficient for the needs of the dwelling occupiers.

REASON FOR RECOMMENDATION

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 for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and Future Wales – the National Plan 2040.

Having regard to Policy SP1 (Delivering the Strategy), Policy MD2 (Design of New Development) and Policy MD5 (Development within Settlement Boundaries) of the Vale of Glamorgan Adopted Local Development Plan 2011 – 2026, and the advice contained within the Council's Supplementary Planning Guidance on Residential and Householder Development (2018), Parking Standards (2019), Chapter 3 – Strategic and Spatial Choices, of Planning Policy Wales 11th Edition (2021), Technical Advice Note 12 (Design), the development is considered acceptable in terms of its scale, design, impact on the existing dwellinghouse, the visual amenity of the street scene, amenity space and parking provision.

It is 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.

The appropriate marine policy documents have been considered in the determination of this application in accordance with Section 59 of the Marine and Coastal Access Act 2009.

RECOMMENDATION

APPROVE subject to the following condition(s):

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.

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

Site Location Plan
Elevation Proposed
Floor Plan Proposed

Reason:

For the avoidance of doubt as to the approved development and to accord with Circular 016:2014 on The Use of Planning Conditions for Development Management.

NOTE:

Please note that this consent is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions that the Council has imposed on this consent will be listed above and should be read carefully. It is your (or any subsequent developers) responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions that require the submission of details prior to the commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any other conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.