

APPLICANT: Barrie Chamberlain Baruc way, Barry, CF62 5AX

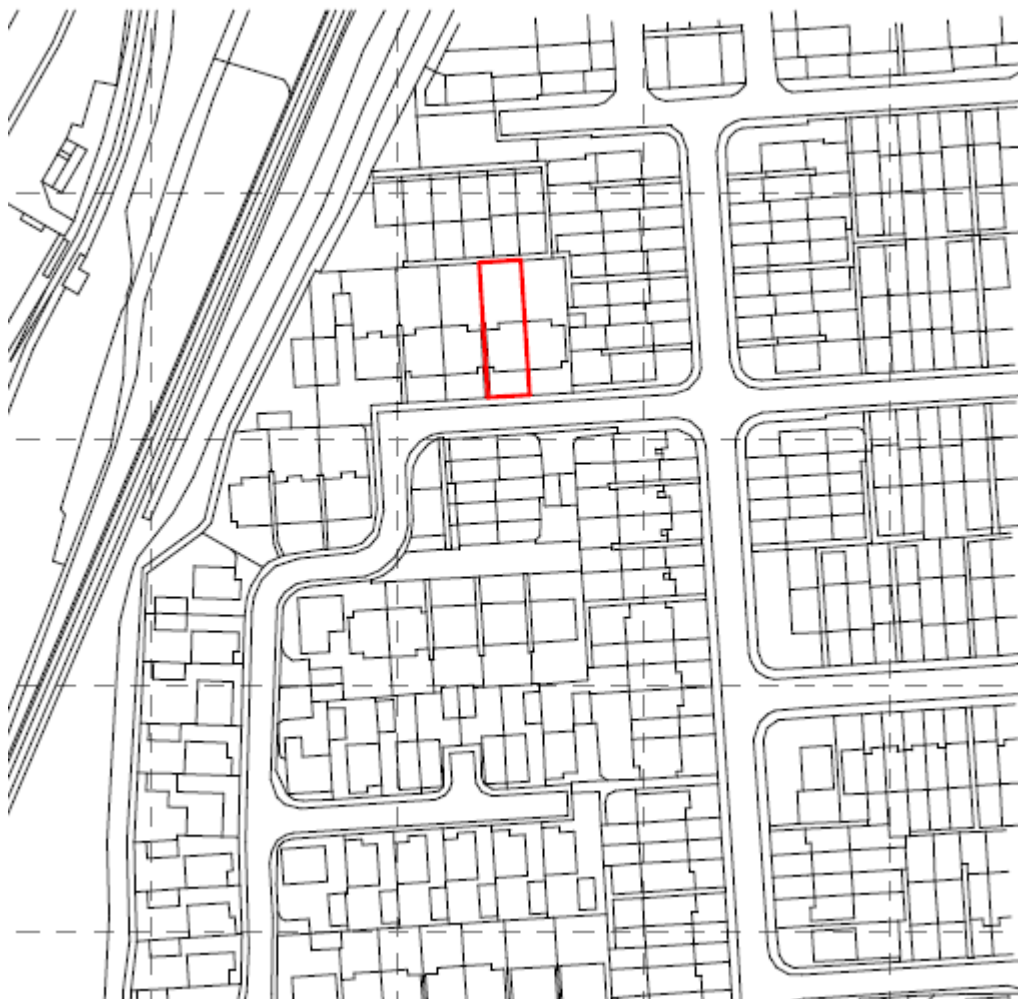
AGENT: Phil Chamberlain 24, Baruc Way, Barry, CF62 5AX

27, Baruc Way, Barry

Proposed single storey rear extension

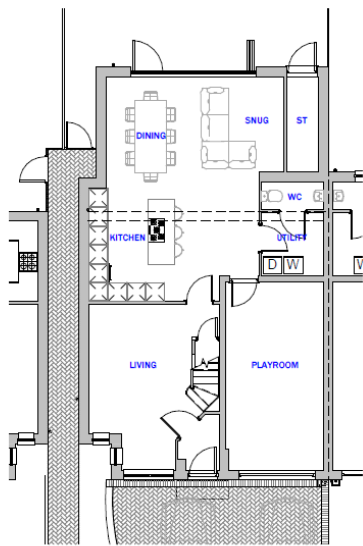
SITE AND CONTEXT

The application site is 27 Baruc Way, Barry, which forms part of the new residential development at Barry Waterfront. It is a terraced property located within a wholly residential street scene, as shown below:

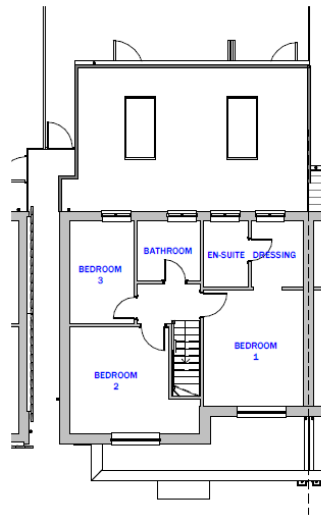


DESCRIPTION OF DEVELOPMENT

The application proposes a single storey rear extension to comprise a dining area and 'snug'. The extension would have a flat roof and would be finished in brick.



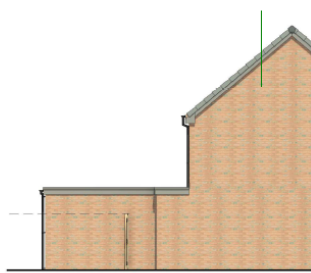
01 PROPOSED GROUND FLOOR PLAN
1:100



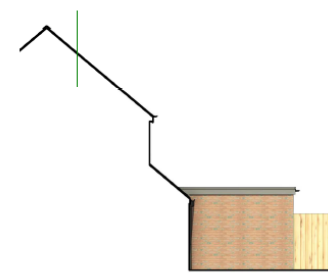
02 PROPOSED FIRST FLOOR PLAN
1:100



03 PROPOSED REAR ELEVATION



04 PROPOSED SIDE ELEVATION



05 PROPOSED SIDE ELEVATION

PLANNING HISTORY

None relevant to this application.

CONSULTATIONS

Barry Town Council- "No objections".

Local ward members- No representations received.

REPRESENTATIONS

The neighbouring properties have been consulted. No representations have been received.

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 Development Plan for the area comprises the Vale of Glamorgan Adopted Local Development Plan 2011-2026, which 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.

Planning Policy Wales:

National planning policy in the form of Planning Policy Wales (Edition 10, 2018) (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.

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:

- Parking Standards (2019)
- 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

Design and visual impact

The extension would be located at the rear of the property and it would have negligible impact on the character of the house and the wider built environment. It would nevertheless appear as an appropriately designed subservient extension which is compatible with the character of the dwelling.

Impact on neighbours

The extension would be set approximately 1m away from the side boundary with number 26 Baruc Way and this, in addition to the modest depth and height, would ensure that the development would not appear overbearing or unneighbourly. The extension would be adjacent to the boundary with number 28, however, it would be just over 3m in depth and approximately 2.6m in height to the flat roof. Consequently, while it would also be visible to this neighbour and would enclose the outlook from the rear windows and garden to a degree, it is considered that there would not be unacceptable overbearing or unneighbourly impacts. The development would be well away from the neighbours to the rear, and there would be no harmful privacy impacts to any surrounding neighbours.

Parking

The development would not affect existing parking provision or generate additional parking demand.

Amenity space

The development would occupy part of the rear garden, however, sufficient outdoor space would remain to meet the outdoor amenity needs of the 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.

Having regard to policies SP1 – Delivering the Strategy, MD2 - Design of New Development and MD5- Development within Settlement Boundaries, of the Vale of Glamorgan Adopted Local Development Plan 2011-2026 and the advice within Planning Policy Wales, TAN 12 and the Council's SPG on Residential and Householder Development and Parking Standards, the proposed development is considered acceptable in terms of design, impact on neighbours, 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 plan:

- A1.3 Plans and Elevations

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.