

Mr. and Mrs. Tom Danter, 24, Whitcliffe Drive, Penarth, Vale of Glamorgan,
CF64 5RY
EPT Partnership, Ty Cefn, Rectory Road, Canton, Cardiff, CF5 1QL

24, Whitcliffe Drive, Penarth

Replacement rear single storey garden room and replacement garage with bedroom above

SITE AND CONTEXT

A detached two storey dwelling on a residential estate. The dwelling has detached a double garage on the boundary with No.23 and one boundary to the side garden is formed by a public footpath.



DESCRIPTION OF DEVELOPMENT

The development will entail demolition of the existing detached garage and rebuild of an integral garage attached to dwelling with second storey above. The ridge line if the extension will be set below the main roof line. A single storey projection to the rear is also proposed.



PLANNING HISTORY

None relevant

CONSULTATIONS

Penarth Town Council: approved subject to no comments from neighbours.

Sully Community Council: object as appears as a large scale extension of 50% which may be incongruous in the streetscene, may have a detrimental impact on number 23 Whitcliffe Drive due to proximity, in relation to privacy, overshadowing, overcrowding, due to corner location. Obscured glass could be used in bedroom in the first floor windows and a hip roof over the extension which may reduce the bulk.

Sully members were notified. No comments received.

REPRESENTATIONS

The neighbouring properties were consulted on 18 July 2014. Comments received from 18 Bittern Way objecting to the scheme on privacy, loss of light, too close to neighbour, size of garden in relation to size of house, questioned, exact dimensions not clear, overdevelopment of the frontage.

REPORT

Planning Policies

The Development Plan for the area comprises the Vale of Glamorgan Adopted Unitary Development Plan 1996-2011, which was formally adopted by the Council on 18th April 2005, and within which the following policies are of relevance:

ENV27 DESIGN OF NEW DEVELOPMENT
TRAN10 PARKING

Planning Policy Wales (Edition 7, 2014) advises that where development plan policies are outdated or superseded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications. It is for the decision-maker to determine whether policies in the adopted Development Plan are out of date or have been superseded by other material considerations and this should be done in light of the presumption in favour of sustainable development.

In this case, the relevant material considerations are considered to be as follows:

National Planning Policy

Planning Policy Wales (Edition 7, 2014) - [insert relevant paragraphs]

Technical Advice Notes Design 12

Supplementary Planning Guidance

Amenity standards

Background Evidence

None

Issues

The issues to be considered are the scale and design of the extension in relation to the impact on the street scene and on the privacy and amenity of neighbours. Other considerations relate to parking requirements in relation to the property as extended.

The development will replace the existing garage and further parking on the driveway will also remain as existing. There are no objections on highway safety grounds to the scheme.

The development is reasonably sensitive in the way it relates to the host dwelling having a subservient ridge line and whilst the front elevation is not set back, this does not result in an unacceptable design or scale of development in this instance.

In terms of impact on neighbours and the wider street scene there are other properties with side extensions or more radical alterations than this scheme seeks. As a consequence the altered fenestration and the bulk of the extension do not detract from the street scene or the amenities of any neighbours.

In terms of privacy the development proposes windows in the front and rear elevation and currently windows exist in the front and rear of the existing dwelling. Even accounting for the extension and the location of the windows, particularly in the rear, it is considered that sufficient distance remains, with partial screening at the rear of the garden, and therefore should result in little harm to neighbours' privacy and amenity.

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 Vale of Glamorgan Adopted Unitary Development Plan 1996-2011.

Having regard to Policies ENV27 Design of New Developments and TRAN10 Parking the scale, form and design of the extension does not adversely affect the visual amenities of the street scene, does not detract from the privacy or amenities of adjoining occupiers nor does it adversely affect highway safety.

RECOMMENDATION – OFFICER DELEGATED

APPROVE subject to the following condition(s):

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.

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.

Appendix A.

Mrs G Sullivan
18 Bittern Way
Penarth
Vale of Glamorgan
CF64 5FS

Operational Manager Development and Building Control
The Vale of Glamorgan Council
Dock Office
Barry Dock
Barry
CF63 4RT

21st July, 2014

Dear Sir/Madam,

Re: Town and Country Planning Act, 1990 (as amended)
Application No: 2014/00833/FUL/AR
Location: 24 Whitcliffe Drive, Penarth
Proposal: Replacement rear single storey garden room and replacement garage with bedroom above

With reference to the above and your letter dated 18th July 2014, I am writing to inform you that I wish to object to the extension on the following grounds:

- (1) I would contend that the planned development is too imposing in its current form due to its current proximity to my house. The first floor development will look directly into my house and garden and block the only natural sunlight which is essential for the health of plant life and personal wellbeing.
- (2) The development impinges on my privacy to a huge degree as I am registered disabled and use a downstairs room as a bedroom. We also live in the back of the house which further impacts on everyday living privacy. The proposed 1st floor extension rear windows will look straight into my ground floor bedroom.
- (3) With the increase in rooms I would like to question the size of the garden in relation to the living space and the number of people that could potentially reside in the house.
- (4) Over development of the frontage, no other house of the Georgian style in the immediate area will resemble the extension
- (5) The proposed plans do not include the exact dimensions of the development and the boundaries of the surrounding properties. I would ask the council to identify the exact dimensions of the proposed development and where the development will stand in relation to my property so there is clarity on this matter.
- (6) Please confirm that this proposed development will be thoroughly investigated and scrutinised with the findings compliant with Policy ENV27 of the Unitary Development Plan.

If you should have any queries please do not hesitate to contact me.

Yours faithfully,

[Redacted signature]

Mrs Gidget Sullivan

RECEIVED
-7 AUG 2014