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PLANNING STATEMENT

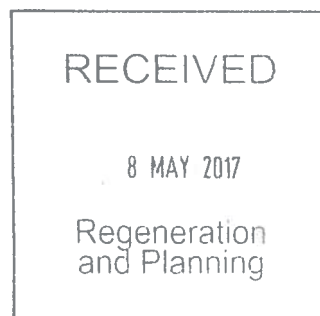
**PROPOSED TWO STOREY SIDE EXTENSION TO PROVIDE
CARER'S RESIDENTIAL ANNEXE**

AT

**'HAZELWOOD', ST. ANDREWS ROAD, DINAS POWYS,
VALE OF GLAMORGAN, CF64 4AT**

**(Amended design to previously approved application no.
2016/00949/FUL, approved on 14th September 2016)**

**on behalf of
Mr. J. Slater**



Our Ref: 439.b

Date: April 2017

Prepared by: C.L. Jones

Unit 2, Cross Hands Business Workshops, Heol Parc Mawr, Cross Hands, Carmarthenshire, SA14 6RE

PLANNING STATEMENT

PROPOSED TWO STOREY SIDE EXTENSION TO PROVIDE CARER'S RESIDENTIAL ANNEXE AT 'HAZELWOOD', ST. ANDREWS ROAD, DINAS POWYS, VALE OF GLAMORGAN, CF64 4AT (Amended design to previously approved application no. 2016/00949/FUL, approved on 14th September 2016)

1.0 Introduction

1.1 This statement has been prepared to accompany a householder planning application for the erection of a two storey side extension at the above property, prepared by 'Elgin Architecture & Design'.

1.2 Planning permission has recently been granted for a similar two storey side extension at this property on the 14th September 2016 (application no. 2016/00949/Ful refers) and construction works are already underway. The purpose of the current proposal is similarly to provide accommodation for a family carer.



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Photograph 1 – Construction works underway at 'Hazelwood'

- 1.3 The current proposal is very similar to that previously approved. It occupies the same position/footprint for example, and displays almost the same fenestration detail, especially at ground level. It does however display a higher ridge line and a different roof form and associated detailing.

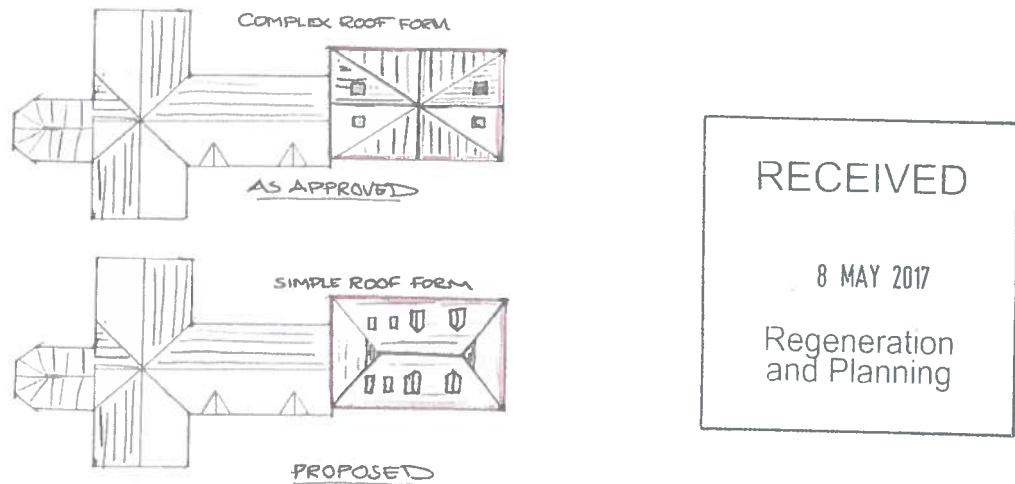


Figure 1 – Comparison of Approved and Proposed Roof Forms

- 1.4 This statement considers the differences between the approved and proposed extension design, and seeks to assess whether or not the proposed alterations are appropriate in terms of design and visual amenity impact. In addition, it will consider the proposed extension solely in the context of the original dwelling. There is no intention to undermine the architectural quality of the extension already approved, but rather to demonstrate that the proposed extension is of equal merit.

2.0 Site and Proposal

- 2.1 The application site ('Hazelwood') is located on the northern side of St. Andrews Road, within the suburban fringes of Dinas Powys. (Grid Reference ST 14355 71180)

- 2.2 'Hazelwood' is 'T' shaped bungalow, with a relatively low ridge height and plain, unadorned facades, replicating the design trends of the latter part of the last century. It is not traditional in any sense and mimics the commonplace style and form of many similar bungalows found throughout the UK. The property is a detached residential dwelling set in extensive grounds. It is relatively isolated in terms of its location, with no other residential properties in close proximity. In fact, the nearest dwellings are those situated on the opposite side of St. Andrews Road, i.e. 'Larkfield', 'Westwards',

etc., and are separated by a thick, tall hedgerow, as well as the highway. The intervening distance between 'Hazelwood' and these properties is close to 50 metres, and there is also a noticeable difference in ground levels.



Photograph 2 – 'Hazelwood' viewed from the bottom of the access drive at its junction with St. Andrews Road. Intervening distance is too great to enable detailed scrutiny of dwelling's architecture.

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Photograph 3 – Looking from 'Hazelwood' to the nearest properties on the opposite side of St. Andrews Road. Thick hedgerows and intervening distance minimises visual clarity.

2.3 From these two photographs above, it is readily apparent that 'Hazelwood' is not visually conspicuous. When viewed from the nearest neighbouring properties, 'Hazelwood' would be completely concealed, especially during the summer months.

2.4 At the outset therefore, it is evident that any potential visual impact that may or may not arise from the proposed extension will not affect the occupiers of any third party neighbouring property. It is worth adding that 'Hazelwood' is also not readily visible from any public vantage point. Breaking the proposed extension down into its various elements, it is useful to compare it to that previously approved under application no. 20016/00949/Ful.

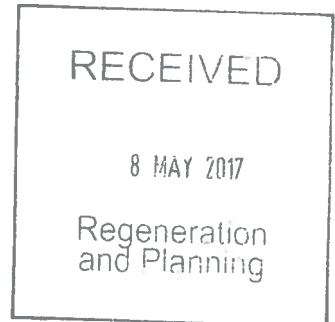
3.0 Scale and Amount

3.1 The current application proposes a two storey side extension to the south-eastern side elevation of 'Hazelwood', in order to provide living and sleeping accommodation for a family carer.

3.2 The proposed extension will be constructed in matching materials to the main dwelling and will provide a full range of domestic facilities.

3.3 The following table briefly describes the main physical differences between the approved and proposed extensions.

	<i>Approved</i>	<i>Proposed</i>
<i>Length (longest)</i>	12706 mm	12706 mm
<i>Width</i>	9189 mm	9189 mm
<i>Ht to ridge</i>	5.1 m	6.05 m



3.4 The most noticeable difference is the increase in ridge height, which, given 'Hazelwood's isolated position, will not impact upon any third party amenity considerations, i.e. overbearing, etc.. The increase in ridge height is necessary to secure more convenient headroom within the two bedrooms, given the two 900mm voids at eaves level that have to be discounted from the overall bedroom living space. The additional internal height will mean fewer restrictions to the users of the bedroom.

3.5 Compared to the ridge line of the 'Hazelwood' dwelling itself, the proposed extension would be 850mm higher. The quarter hips help to reduce this difference, at least from a visual perception perspective.

3.6 Despite the ridge height differences, the juxtaposition of the proposed extension to 'Hazelwood' is not in any way dramatic or disproportionate. It connects seamlessly to the host dwelling to create a multi-faceted design that has certain intrinsic qualities and is generally pleasing to the eye.

4.0 Layout

4.1 The internal layout differences between that approved and proposed are marginal to say the least.

	<i>Approved</i>	<i>Proposed</i>
<i>Ground Floor</i>	Lounge	Lounge
	Kitchen	Kitchen
	Shower	Shower
	Hall	Hall
	Garage	Garage
<i>First Floor</i>	2 en-suite bedrooms	2 en-suite bedrooms
	Store	Store
	Laundry	Laundry



4.2 The most notable difference in the internal layout is the alignment of the first floor en-suite bathrooms and the inclusion of the two 900mm void spaces at eaves detail.

4.3 The internal layout differences between that approved and what is now proposed have little bearing in the determination of this application

5.0 Appearance

5.1 The proposed extension has the same depth and length as the recently approved extension (2016/00949/Ful) and occupies the same footprint. In terms of appearance however, there are three external elevations to consider, namely, front, rear and side. The difference between the approved and existing elevations is restricted to the first

floor and roof level. No alterations are proposed to the fenestration, door and wall detail at ground floor level.

Front Elevation

- 5.2 The introduction of a more simple 'saddle' roof, with small quarter hips, makes a stronger architectural statement that is more traditional in architectural form and appearance. The plane of the proposed roof appears to 'flow' into that of the existing dwelling, adding a recognised level of horizontal emphasis. Such a large expanse of roof could often be considered as monotonous, but in this instance, it is broken by two modest, well-proportioned gable windows and two 'velux' type windows. In contrast, the previously approved elevation is dominated by a large gable wall feature that terminates at ridge level. Its shallow roof pitch contrasts with all the roof gradients elsewhere on the property. The insertion of a non-traditional triangular shape window in the vertex of the gable appears a slight contradiction and too dominant a feature.



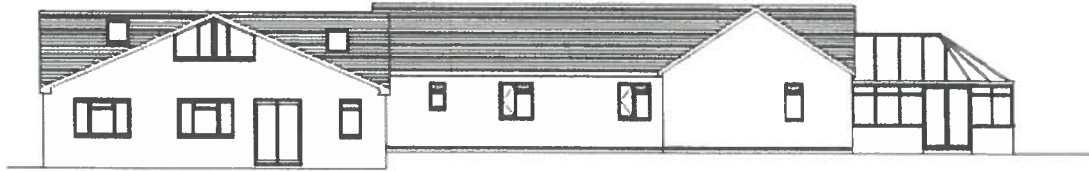
Figure 2 – Comparison of Front Elevations of Previously Approved Extension to that now Proposed

- 5.3 Overall, the proposed expanse of roof, with its attendant gable windows, is more traditional, visually lighter, and reinforces the overall form of the dwelling.

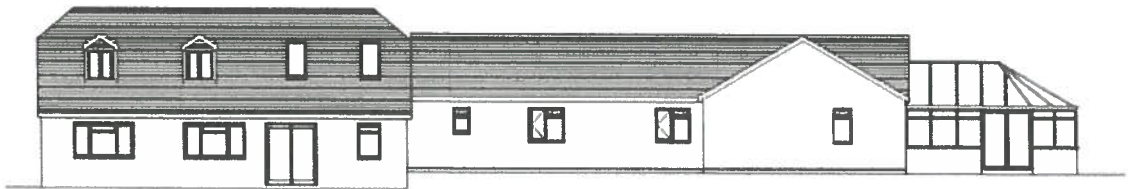
Rear Elevation

- 5.4 Visually, the least conspicuous elevation that is not readily apparent from any public vantage point. Similar to the front elevation, the proposed 'saddle' roof provides a greater visual link into the parent dwelling. Again, the triangular window in the gable

wall apex and discordant roof pitch contrasts heavily with the overall appearance of the property.



Proposed rear elevation



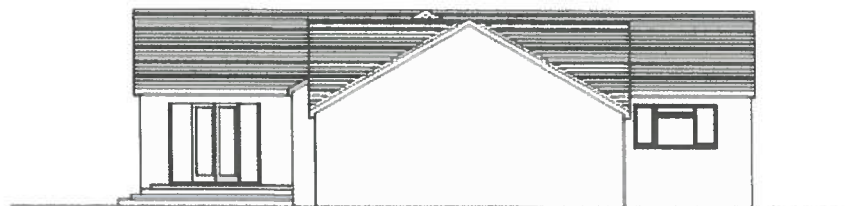
Proposed rear elevation (REVISED)

Figure 3 – Comparison of Rear Elevations of Previously Approved Extension to that now Proposed

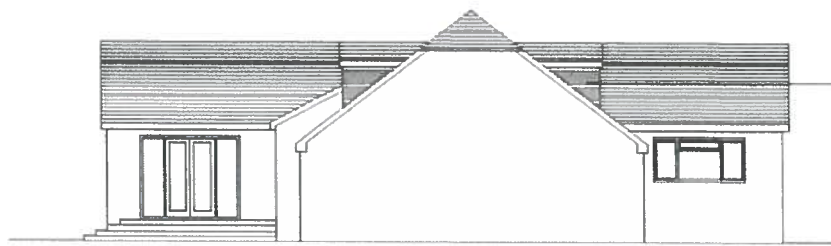
- 5.5 The proposed extension exhibits more of a 'dormer' character than the 'two storey' effect of that previously approved.

Side Elevation

- 5.6 The quarter hip helps to reduce the perceived height of the extension. The pitch of the proposed roof is also more natural and less 'jarring' than that previously approved.



Proposed side elevation



Proposed side elevation (REVISED)

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Figure 4 - Comparison of Side Elevations of Previously Approved Extension to that now Proposed

5.7 The side wall will have a rendered treatment reflecting both traditional and contemporary architectural styles. Despite its increase in height, it will not detract from the character and appearance of the existing dwelling.

5.8 All fenestration and door finishes are to match the existing property, conforming to the desire to provide continuity of character.

6.0 Planning Policy

6.1 The Vale of Glamorgan Unitary Development Plan (UDP) expired in 2011, but certain of its policies have been carried through for development management purposes. Two of these policies are relied upon by the Local Planning Authority, when considering applications for residential extensions, etc., namely, Policy HOUS 7 'Replacement and Extension of Dwellings in the Countryside' and Policy ENV 27 'Design of New Developments'. Both these policies seek to ensure that development has full regard to all material considerations. Taking each of the individual criteria in turn, and in light of the foregoing, it is possible to determine that the proposed extension complies with development plan policy.

Policy HOUS 7 – 'Replacement and Extension of Dwellings in the Countryside'

"The replacement or extension of dwellings in the countryside will be strictly controlled. Proposals will be permitted if all of the following criteria are met:

- (i) *The extended dwelling is not disproportionate in size to the original dwelling; **COMPLIANCE** – same footprint as originally approved*
- (ii) *Adequate utility and infrastructure services exist, are readily available or can be economically provided; **COMPLIANCE***
- (iii) *The replacement dwelling or dwelling as extended does not require an unacceptable extension of the existing residential curtilage; **NOT APPLICABLE***
- (iv) *In respect of replacement dwellings, parking and amenity space is provided in accordance with the Council's approved guidelines; **NOT APPLICABLE***
- (v) *The scale, siting, design, materials, landscaping and external appearance of the replacement dwelling or extension is compatible with any existing related structures and the surrounding landscape; **COMPLIANCE***
- (vi) *In the case of replacement dwellings for derelict buildings, the residential use of the building has not been abandoned." **NOT APPLICABLE***

Policy ENV 27 – 'Design of New Developments'

"Proposals for new development must have full regard to the context of the local natural and built environment and its special features. New development will be permitted where it:

- (i) *Complements or enhances the local character of buildings and open spaces; **COMPLIANCE***
- (ii) *Meets the Council's approved standards of amenity and open space, access, car parking and servicing; **COMPLIANCE***
- (iii) *Ensures adequacy or availability of utility services and adequate provision for waste management; **COMPLIANCE***
- (iv) *Minimises any detrimental impact on adjacent areas; **COMPLIANCE***
- (v) *Ensures existing soft and hard landscaping features are protected and complimented by new planting, surface or boundary features; **COMPLIANCE***
- (vi) *Ensures clear distinction between public and private spaces; **COMPLIANCE***
- (vii) *Provides a high level of accessibility, particularly for public transport, cyclists, pedestrians and people with impaired mobility; **NOT APPLICABLE***
- (viii) *Has regard to energy efficiency in design, layout, materials and technology; **COMPLIANCE***
- (ix) *Has regard to measures to reduce the risk and fear of crime." **COMPLIANCE***

6.2 All in all, the proposal accords with the above policies:-

- the proposed extension is of similar proportions to that approved under 2016/00949/Ful;
- all new materials used in the construction of the new extension will match the existing with regards to render walls, fascia boards, rainwater goods, and window styles and therefore the extension will be 'in-keeping' with the original dwelling.
- similar to that already approved, the proposed elevation will not impact upon any third party interest, given the 'isolated' situation of 'Hazelwood', away from any neighbouring properties.

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- 6.3 The main consideration in the determination of this application is the increased ridge height over the existing dwelling. The 850mm difference however, is not considered too great to cause any over-dominance or visual discordancy issues. When viewed from the ground, the ridge height difference will appear smaller and less pronounced. Even so, the difference should not be regarded as a design fault, but as a feature or technique worthy of promoting, not least because it embraces the differences between the new and the old, but also adds a unified strength and quality to the entire property.
- 6.4 Apart from introducing additional detail, the quarter hips help to reduce the perceived height of the extension ridge. The saddle roof is undoubtedly a strong feature that helps to lift and enhance 'Hazelwood's current 'weak' facades. The 'Hazelwood' bungalow is not a traditional dwelling and its design owes more to utilitarian than aesthetic considerations.
- 6.5 The imposition of such a quality extension will lift the character of the entire property. The extension sits lightly and does not jar with the existing bungalow's character, but rather reinforces a much stronger and more desired architectural idiom.

7.0 Conclusion

- 7.1 The proposed extension will be in proportion and scale with this relatively large detached dwelling and would be built exactly on the footprint of a similar extension that is subject of a previous planning permission.
- 7.2 The design differences between that approved and that proposed will not have any impact on neighbouring properties given the intervening distances and the dense hedgerow, which functions as a natural, strong, visual boundary. It is fair to say that the vast majority of people living in the area do not see 'Hazelwod' and certainly will not in any way be affected by the proposed increase in ridge height.
- 7.3 The proposed extension is modest in terms of scale. 'Hazelwood' is a large, modern property set within large grounds and the proposal would improve the character, appearance and proportions of the existing dwelling. In this instance, the variation in ridge height is positive in terms of form and design. The most notable feature of the proposed extension will be the 'saddle' roof, which helps to link the extension horizontally with the main dwelling.

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7.4 Accordingly, the Local Authority is asked to grant planning permission. We consider that the extent and the quantity of the proposal satisfy the relevant planning policies of the Vale of Glamorgan Local Development Plan and the proposal is commended for approval.

