

APPLICANT: Jeff and Nicky Wright The Mount, 116 Wordsworth Avenue, Penarth, CF64 2RQ

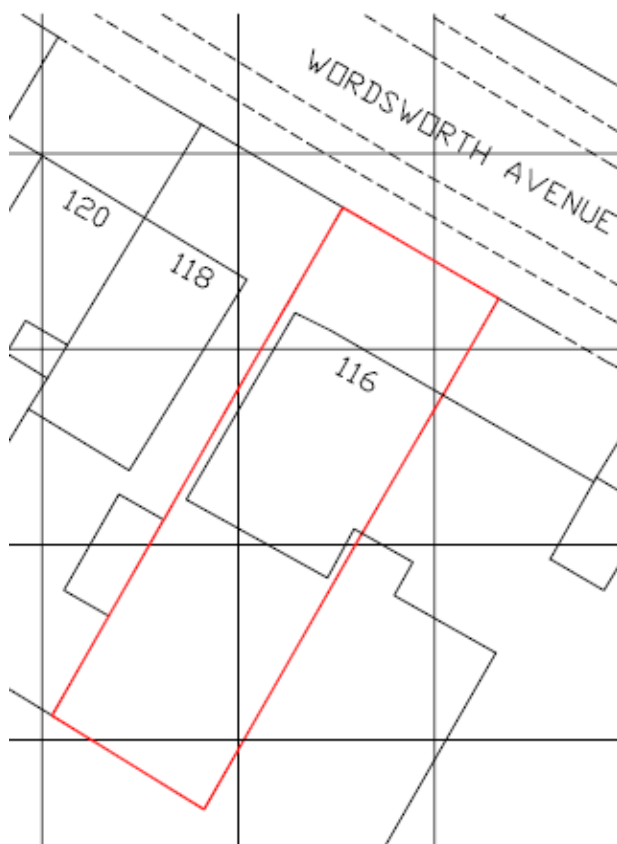
AGENT: Christian Le Guilcher 1 Powys Road, Penarth, CF64 3PB

The Mount, 116, Wordsworth Avenue, Penarth

Proposed loft conversion with hip to gable and rear dormer

SITE AND CONTEXT

The site for which this application relates is 116 Wordsworth Avenue, a right-hand semi-detached dwelling on a tree lined road with driveway parking to front. It is within the settlement boundary of Penarth.



DESCRIPTION OF DEVELOPMENT

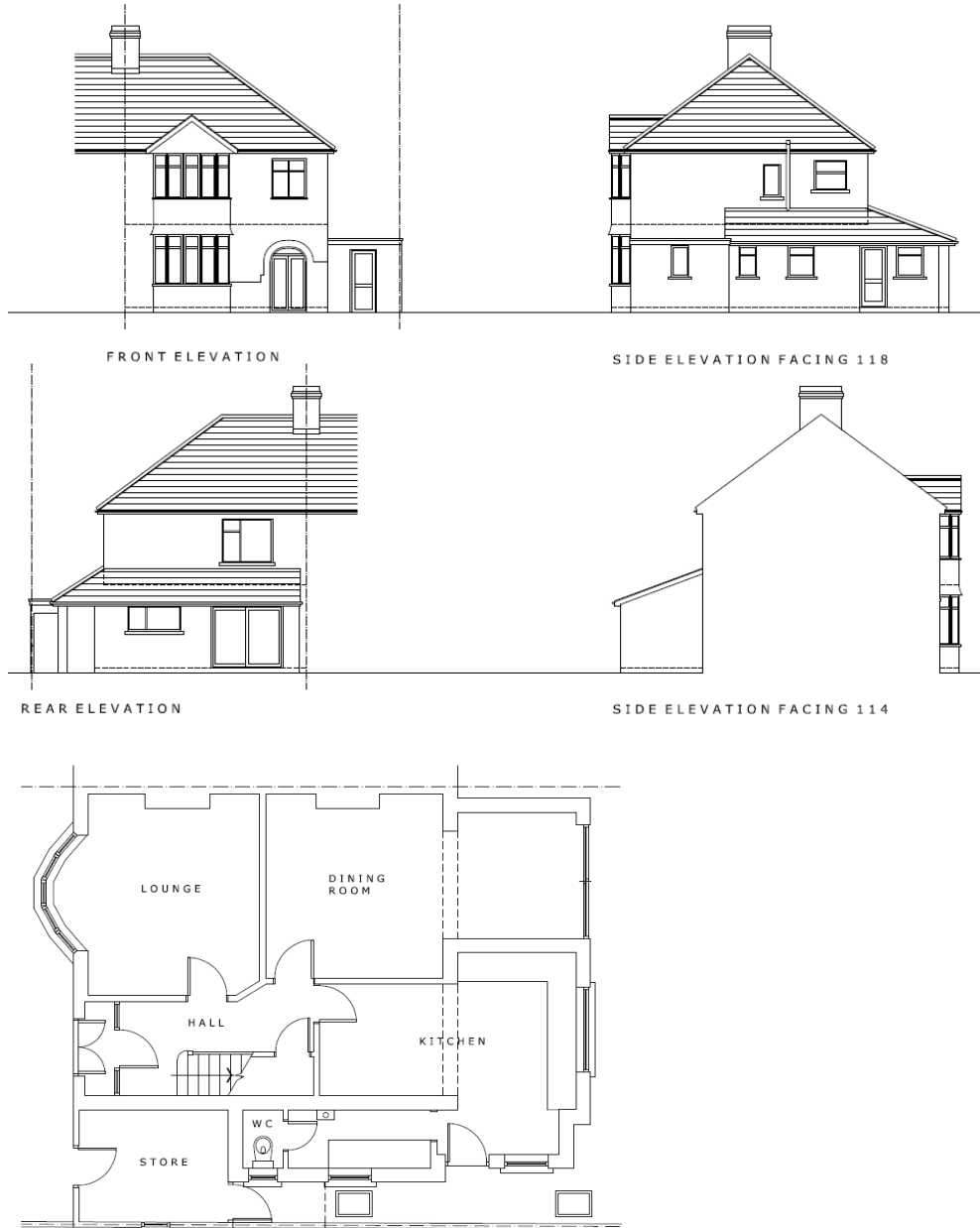
This full application seeks permission for loft conversion comprising a hip-to-gable extension to the roof and the addition of a rear dormer to provide a bedroom and ensuite.

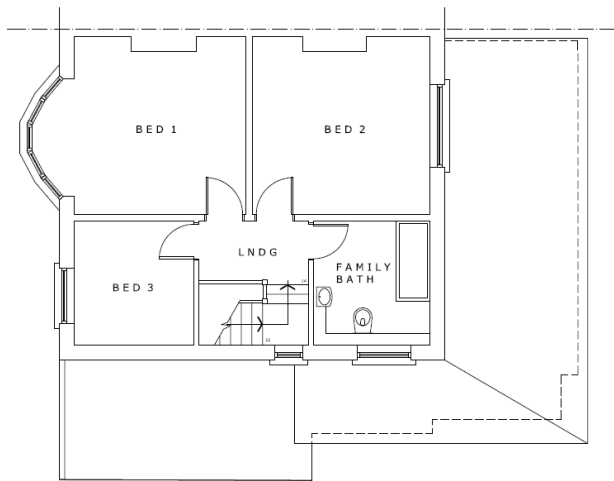
The dormer would measure approximately 6.27m in width and 2.6m height to flat roof, inset from each elevation, and 0.37m below the existing and extended roof line. A Juliet balcony would be created, with a separate window serving the ensuite. Two new rooflights would serve the front elevation.

The new gable would have a window measuring approximately 0.58m in width and 1.8m in height to serve the stairwell leading to the second floor landing.

Materials would consist of a render finish to the new gable to match existing, and vertical slate hanging to the dormer. UPVC windows are proposed, with white coloured to the side elevation, and grey for the window and Juliette balcony to the rear dormer. Fascias and guttering would be finished to match the existing dwelling.

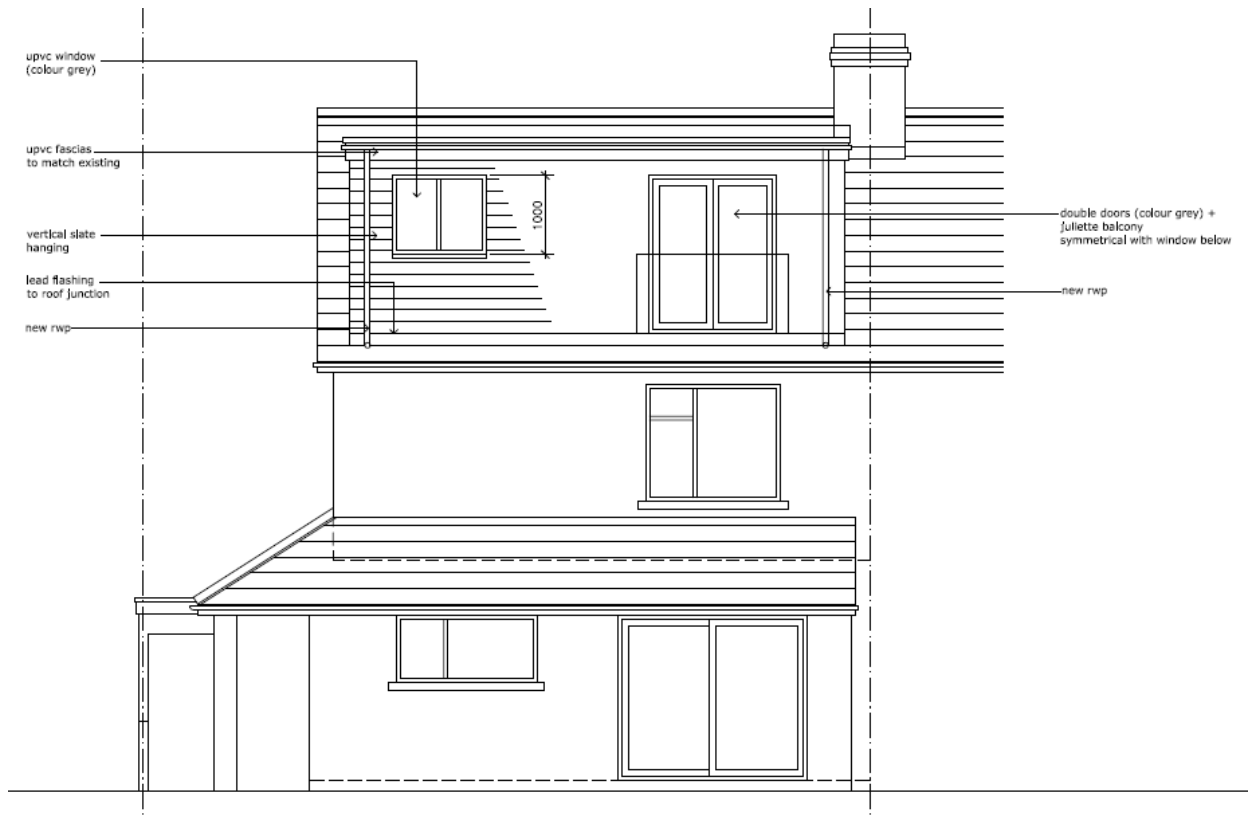
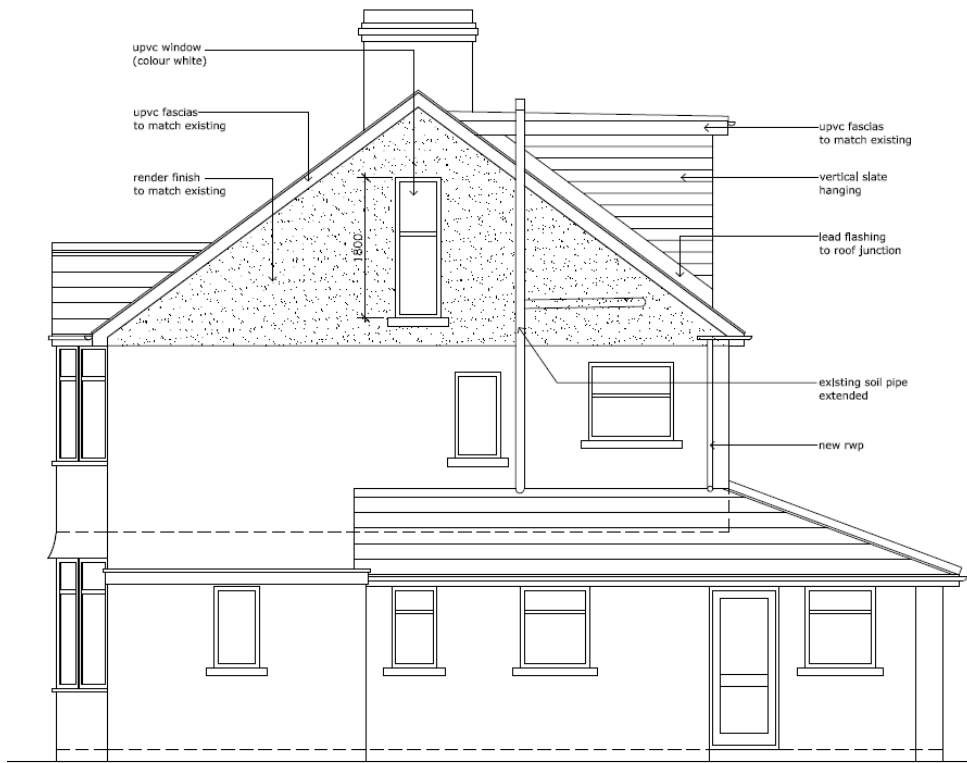
Existing:

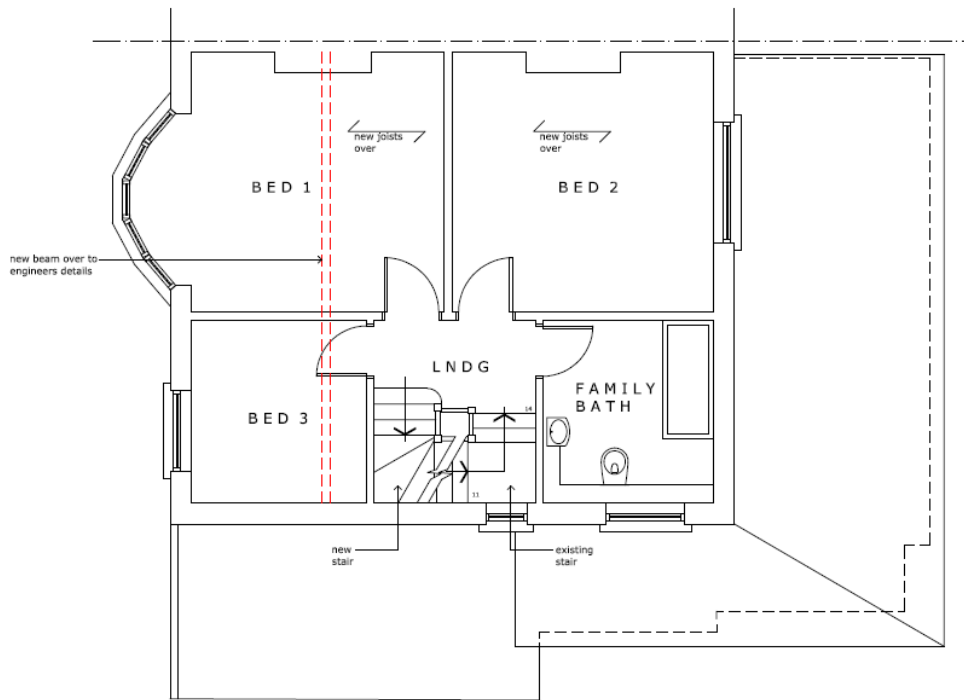
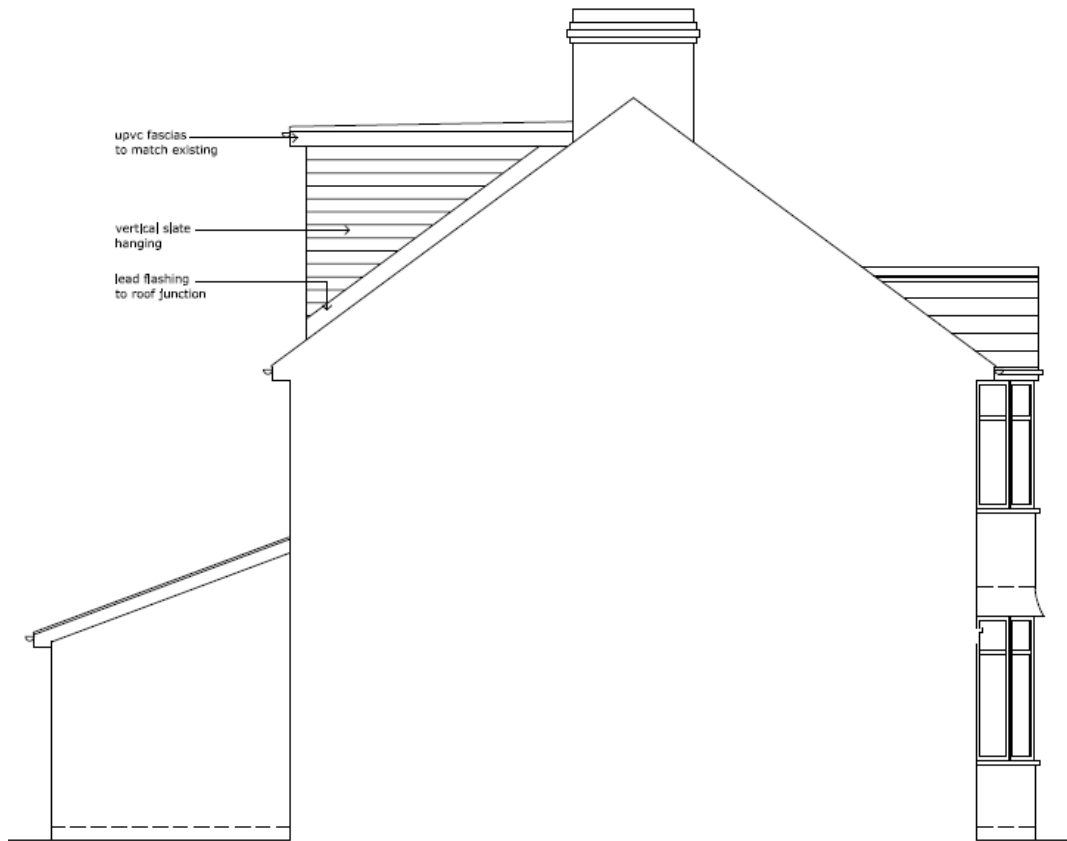


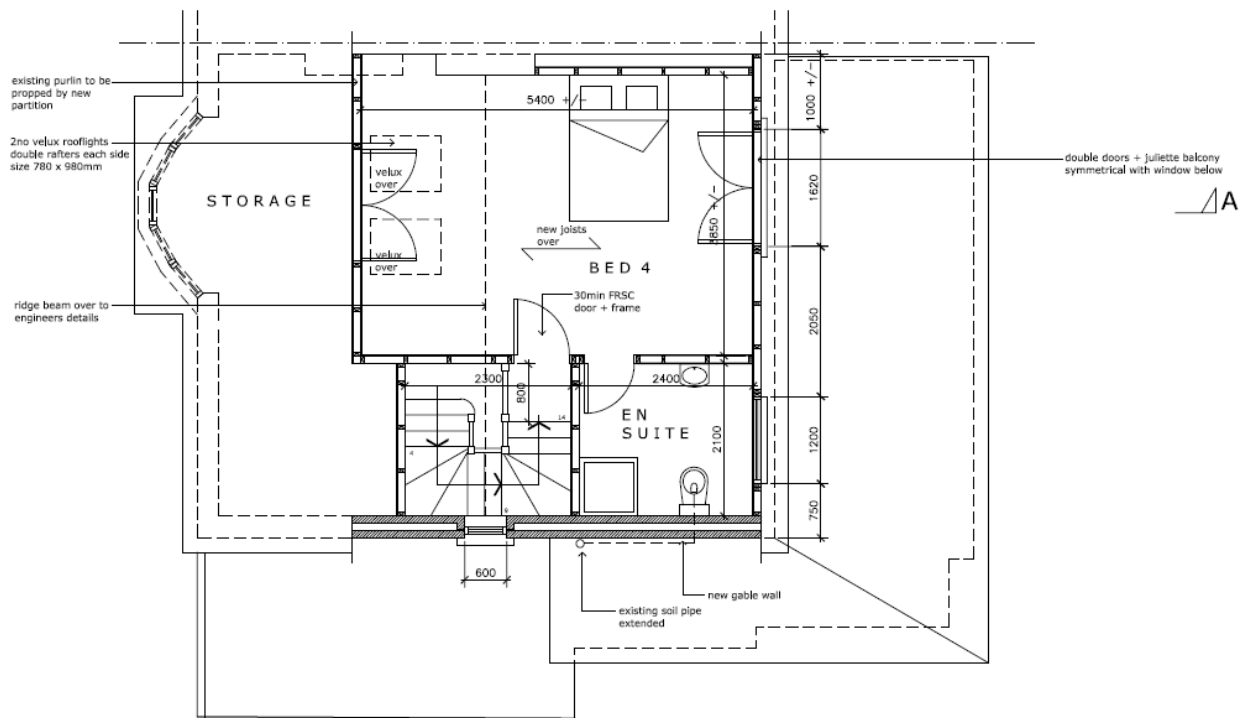


Proposed:









PLANNING HISTORY

1990/00114/FUL, Address: 116, Wordsworth Avenue, Penarth - The Mount, Proposal: Ground floor extension and improvements to provide increase in living room and kitchen area, and new utility room, Decision: Approved.

CONSULTATIONS

1. Penarth Town Council was consulted on 26 September 2022. A response has been received stating no objection.
2. Cornerswell Ward members were consulted on 26 September 2022. To date, no response has been received.

REPRESENTATIONS

The neighbouring properties were consulted on 26 September 2022. To date, no letters of representation 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 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 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:

- 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

The key issues to consider are the design and visual impact of the proposed loft conversion, impact upon the character of the street scene, and impact on amenity for neighbouring properties.

Design and Visual Impact

The proposed rear dormer would span much of the existing roof plane and extend onto the proposed gabled section of roof. The dormer would be set back from the eaves by approximately 27cm, and below the extended ridge by 38cm. It would be finished in vertical slates to match the existing roof. The new side gable would be finished in render to match the existing side elevation of the dwelling and have slate to the extended roof planes to match the existing roof. Overall, whilst visible from properties to the rear, the scale of the dormer and its impact on the roof plane is considered acceptable and would not negatively impact the character of the dwelling or unacceptably impact or unbalance the adjoining semi-detached dwelling. There are other examples of properties in Wordsworth Avenue that have also been subject to hip to gable extensions.

The two proposed rooflights to the front elevation would have limited impacts due to their scale and siting on the front roof plane.

Impact on neighbouring amenity

The proposed hip to gable would include a stairwell window facing on to No. 118, however as a stairwell is not a habitable room, this would not impact on the privacy of the side elevation of No. 118. Elevated views from the proposed dormer on the rear roof plane would not be dissimilar to a dormer allowed under permitted development, and whilst the rear gardens of Nos. 114 and 118 would be visible, the dormer would not provide any materially greater overlooking than the existing views from first-floor windows. The dwellings to the rear would be in excess of 21m away.

Overall, it is considered the proposed works comply with policy MD2 of the Adopted LDP as it does not adversely impact neighbouring amenity, therefore is acceptable.

Parking

The proposal would increase the number of bedrooms from three to four, however this would not require any increase in off street parking provision, based on the maximum standards set out in the Parking Standards SPG.

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 Policies SP1 – Delivering the Strategy, MD2 - Design of New Development, MD5 - Development within Settlement Boundaries of the Vale of Glamorgan Adopted Local Development Plan 2011-2026; Supplementary Planning Guidance on Residential and Householder Development and Parking Standards, Planning Policy Wales 11th Edition, Technical Advice Note 12 – Design, it is considered that the proposed development is acceptable in terms of its impact on the existing dwelling, street scene, and would not unacceptably detract from the amenity enjoyed by the neighbouring properties and is acceptable in respect of parking.

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:

2265 / 01 Site Location Plan
2265 / 05 Proposed First Floor Plan
2265 / 06 Proposed Second Floor Plan
2265 / 07 Proposed Front Elevation
2265 / 08 Proposed Side facing 118
2265 / 09 Proposed Rear Elevation
2265 / 10 Proposed Side Facing 114

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.