

COMMITTEE DATE: 12/04/2017

APPLICATION No. **17/00164/DCH** APPLICATION DATE: 16/02/2017

ED: **CYNCOED**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr & Mrs Hudson

LOCATION: 59 HAMPTON CRESCENT EAST, CYNCOED, CARDIFF, CF23
6RG

PROPOSAL: NEW SINGLE STOREY REAR EXTENSION, INCREASE OF
AN EXISTING DORMER AND INCLUSION OF NEW
INTERNAL STAIRCASE

RECOMMENDATION 1 : That planning permission be **GRANTED** subject to the following conditions :

1. C01 Statutory Time Limit
2. The development shall be carried out in accordance with the following approved plans:
 - Drawing Identifier 468_100 revision B
 - Drawing Identifier 468_101 revision B
 - Drawing Identifier 468_110 revision C
 - Drawing Identifier 468_111 revision C

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. The materials to be used in the construction of the external surfaces of the single storey rear extension and rear dormer roof extension hereby permitted shall accord with those specified in Drawing Identifier 468_111 revision C.

Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

1. DESCRIPTION OF THE SITE

- 1.1 The application site is a semi-detached bungalow located in Hampton Crescent East in Cyncoed.
- 1.2 The site comprises a large hardstanding area at the front and side of the property, a detached garage to the side, and an enclosed rear garden.
- 1.3 Corpus Christie High School adjoins the rear (north-west) boundary of the site.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for a single storey rear extension and rear dormer roof extension.
- 2.2 The proposed flat roofed extension will project 1 metre off the rear wall of the existing dwelling and will measure 6.7 metres wide and 2.7 metres maximum height. The proposed extension will be sited next to an existing extension on the adjoining property at No. 57 Hampton Crescent East and will be set off the common boundary with No. 61 by 2.6 metres. The extension will be finished in painted render to match the existing dwelling.
- 2.3 The proposed dormer roof extension will replace an existing smaller dormer on the rear elevation of the property. The flat roof dormer will measure 3.9 metres wide, 3.8 metres in depth and 2.3 metres in height. The dormer extension will include a Juliet balcony in its rear (north-east) elevation and will be finished in painted render.

3. PLANNING HISTORY

- 3.1 None

4. POLICY FRAMEWORK

- 4.1 National Planning Policy
 - Planning Policy Wales (8th Ed, 2015)
 - Technical Advice Note 12: Design (July 2014)
- 4.2 Cardiff Local Development Plan 2006-2026
 - Policy KP5 (Good Quality and Sustainable Design)
- 4.3 Supplementary Planning Guidance
 - Policy KP5 (Good Quality and Sustainable Design)

NB. The SPGs were approved as supplementary guidance to the City of Cardiff Local Plan (1996). Although the City of Cardiff Local Plan (1996) has recently been superseded by the Cardiff Local Development Plan (2016), the advice contained within the SPGs is pertinent to the assessment of the proposal and remains consistent with the aims of both LDP Policies KP5/T5/EN8/EN13/W2 and guidance in Planning Policy Wales and are afforded significant weight

5. INTERNAL CONSULTEE RESPONSES

5.1 None

6. EXTERNAL CONSULTEE RESPONSES

6.1 None

7. REPRESENTATIONS

7.1 A total of four neighbouring occupiers were notified of the application and no representations were received.

8. ANALYSIS

8.1 Introduction

8.1.1 The principle matters for consideration are:

- The effect of the proposal on the character and appearance of the area and on the character of the original dwelling.
- The impact of the development on the amenities of the neighbouring occupiers.

8.2 Impact Upon the Character of the Area

8.2.1 Given the modest size of the single storey extension and its siting on the rear elevation of the dwelling the rear extension is considered acceptable in regards to its scale and design and will provide a subservient addition to the dwelling and will not prejudice the general character of the area.

8.2.2 The proposed dormer will be setdown from the ridge, setup from the external wall and set in from the side elevation of the property. Accordingly, it is considered that the proposed dormer is acceptable in regards to its scale and design and will provide a subservient addition to the dwellinghouse.

8.3 Amenity of Neighbouring Occupiers

8.3.1 Given that the proposed extension will be sited next to an existing extension on the adjacent property at No 57 Hampton Crescent East and will be set off the boundary with 61 Hampton Crescent East it is considered that the proposed extension would not be overbearing or generally un-neighbourly which would justify concern to the Local Planning Authority.

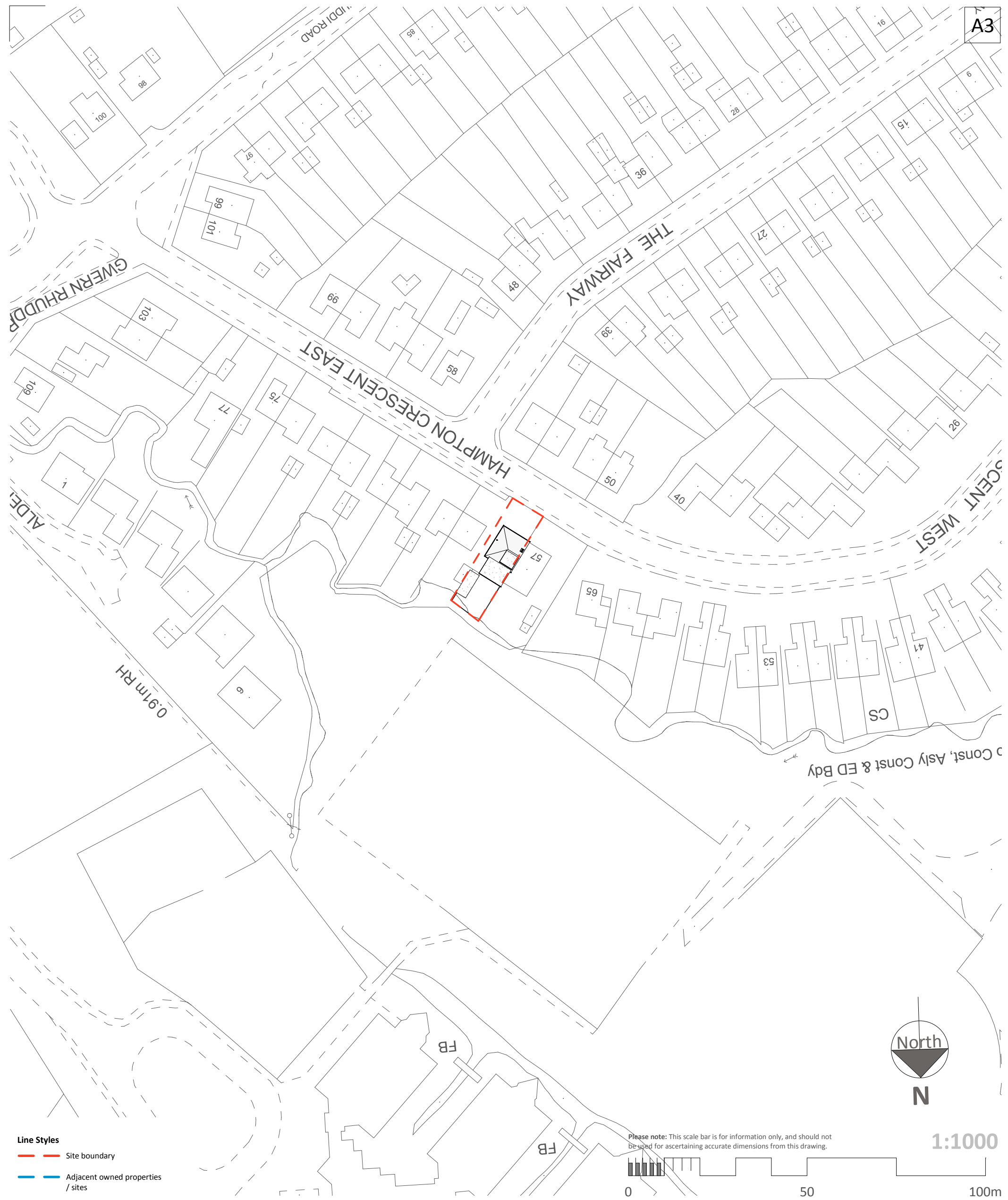
8.3.2 It is not considered that the proposal would prejudice the privacy of the neighbours

8.4 Additional Matters

8.4.1 The proposal will not impact on the existing parking arrangements at the site.

8.5 Conclusion

8.5.1 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.



Line Styles

- Site boundary
- Adjacent owned properties / sites

Please note: This scale bar is for information only, and should not be used for ascertaining accurate dimensions from this drawing.

0 50 100m

1:1000

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Rev	Description / By / Chk'd / App'd	Date
A	Updated and issued for consideration under planning application	25.01.217

Purpose of Issue	Status
For Planning	

Scale @ A3	Drawn	Checked	Approved
As indicated	JD	CT	JD
Client			
Mr & Mrs Hudson			
Project			
59 Hampton Crescent, Cardiff			
Drawing			
Typical Location Plan			
Project No.		Date	
Residential_468		28.09.16	
Drawing Identifier			revision
468_01			A

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

Refer to the relevant Construction (Design and Management) documentation where applicable. It is assumed that all works on this drawing will be carried out by a competent contractor, working where appropriate to an approved method statement.

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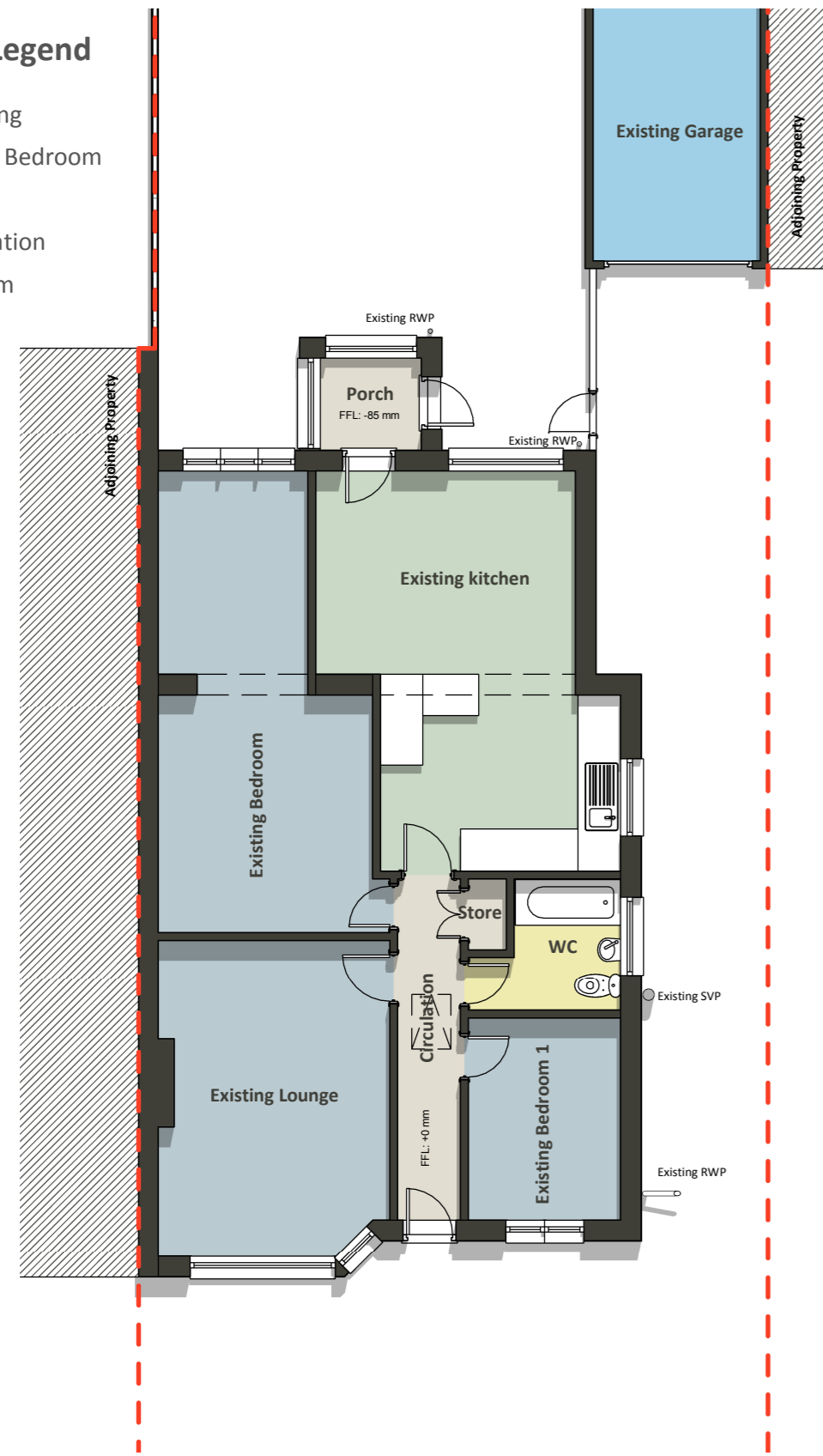


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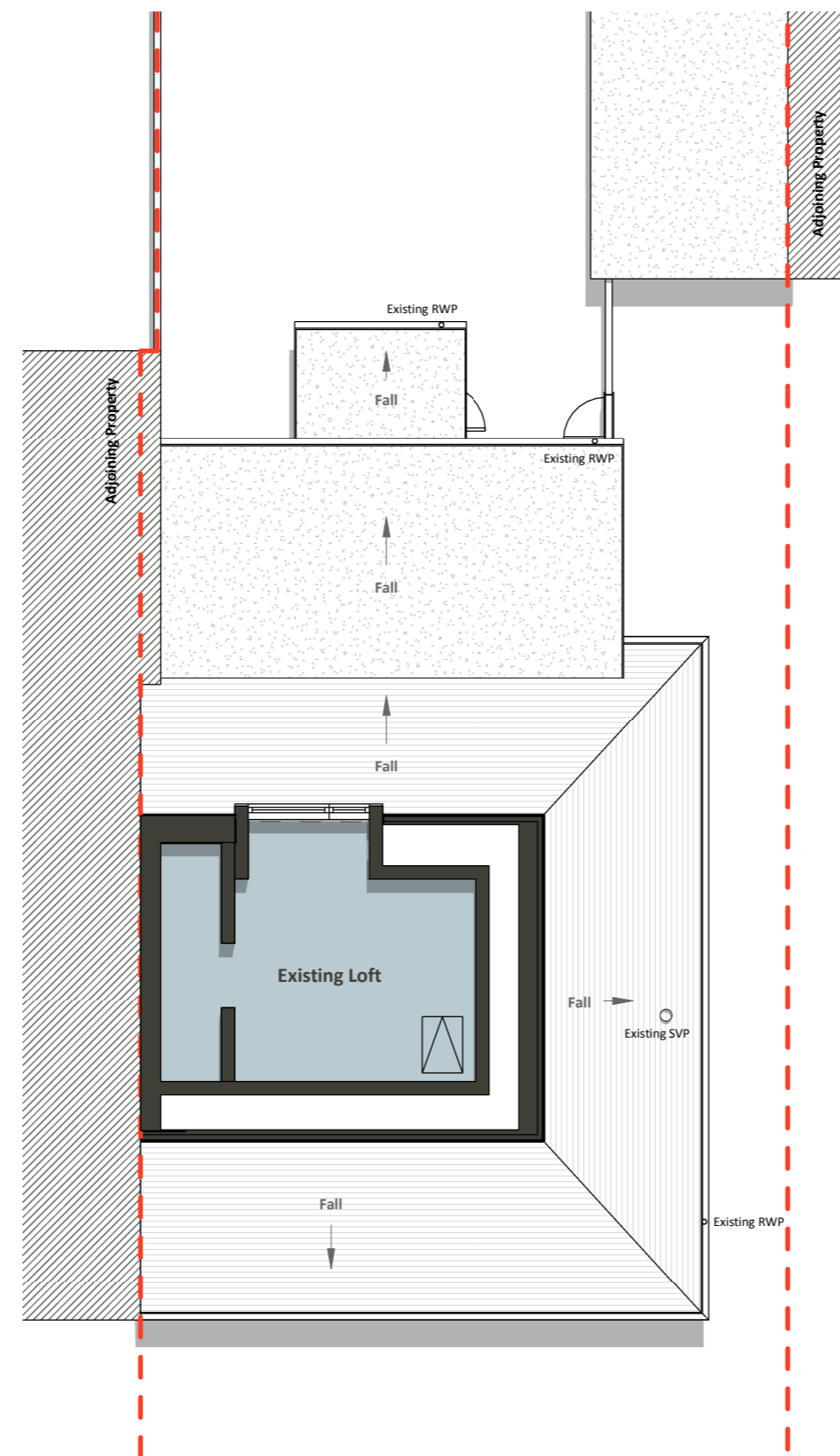
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The Vale: 01446 728199
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Room Type Legend

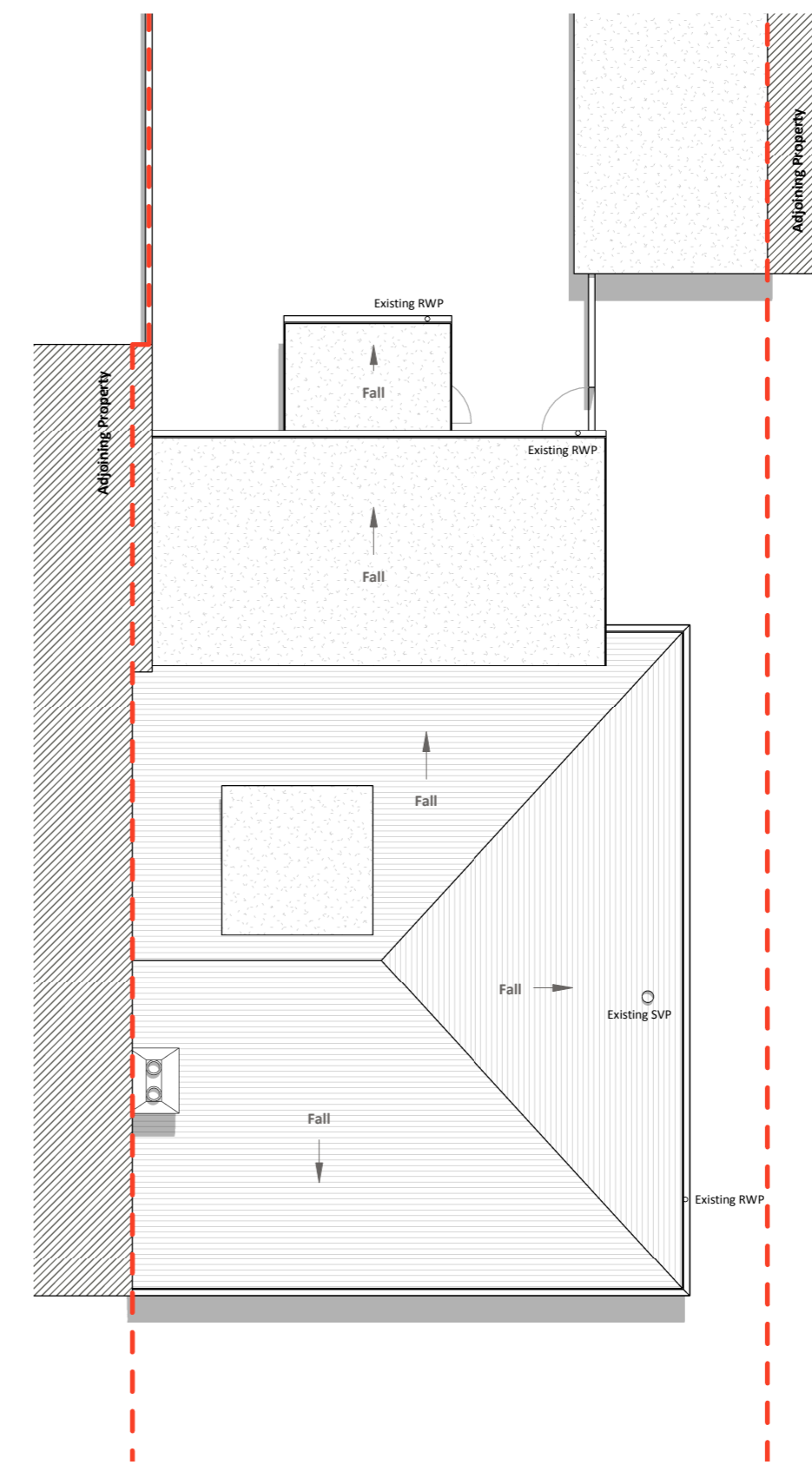
- Kitchen / Dining
- Living Room / Bedroom
- Other
- Store / Circulation
- WC / Wetroom



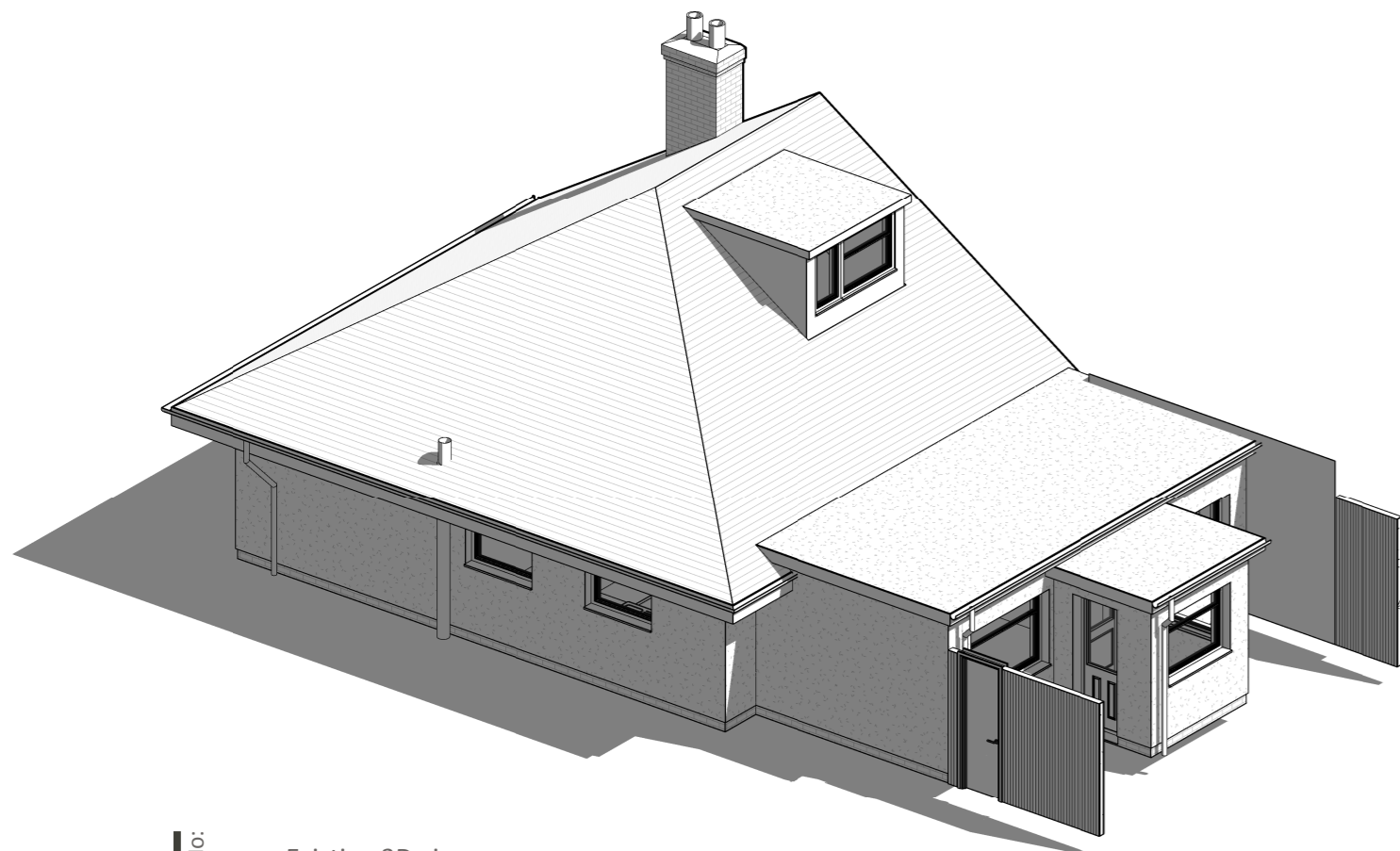
View No: 1
G00_Ground Floor_Existing
Scale: 1 : 100



View No: 2
U01_First Floor_Existing
Scale: 1 : 100



View No: 3
R00_Roof Level_Existing
Scale: 1 : 100



View No: 4
Existing 3D view
Scale:

Hatch Styles -Existing / new elements

- New walls
- Existing / retained walls
- Areas of demolition / renovation
- Areas of new-build

Line Styles

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- Adjacent owned properties / sites

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General -Dimensions & Annotation

- DIM** All dimensions are 'nominal' design intent only, and should be confirmed onsite for accuracy prior to construction
- D. --** Door Number
- W. --** Window Number
- RWP** Rain water pipe
- SVP** Soil & vent pipe
- Areas of high moisture**
- FFL: ###mm** Finished floor level. (level is relative to floor view)

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Rev	Description / By / Chk'd / App'd	Date
A	First issue for client discussion	11.10.2016
B	Updated and issued for consideration under planning application	25.01.217

Purpose of Issue: Status

For Planning

Client
Mr & Mrs Hudson

Project
59 Hampton Crescent, Cardiff

Drawing
Existing General Arrangement Plans

Scale @ A2	Drawn	Checked	Approved
1 : 100	MB	CT	JD

Project No.	Date
Residential_468	28.09.16

Drawing Identifier	revision
468_100	B

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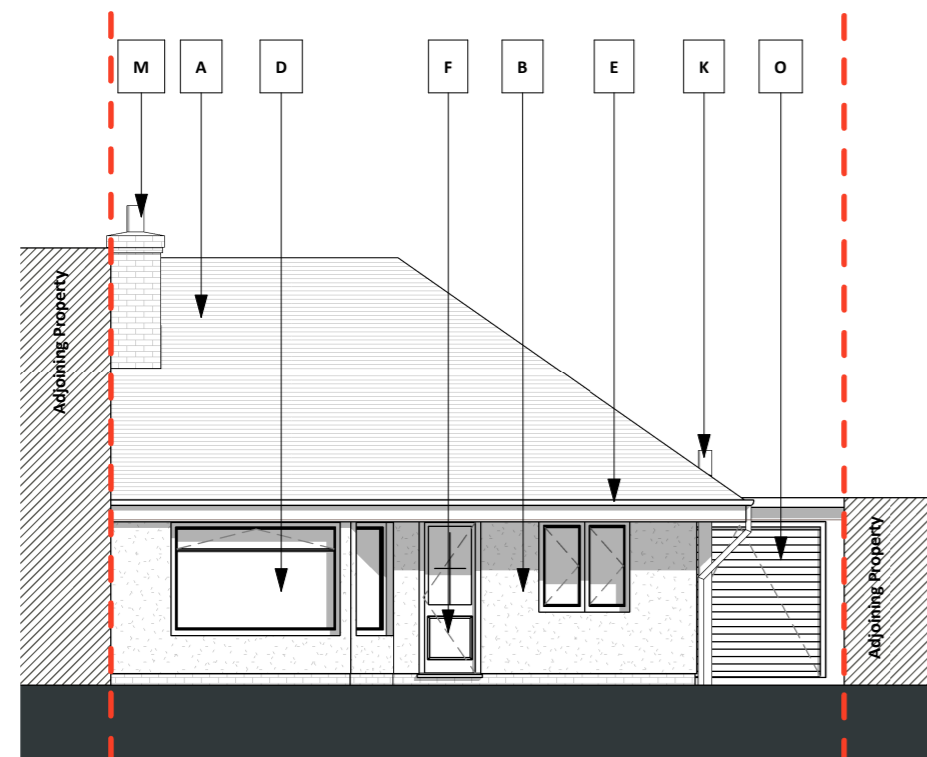
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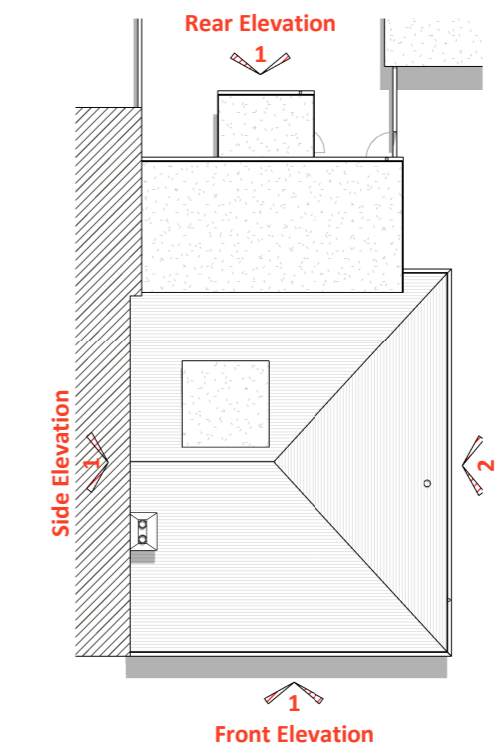
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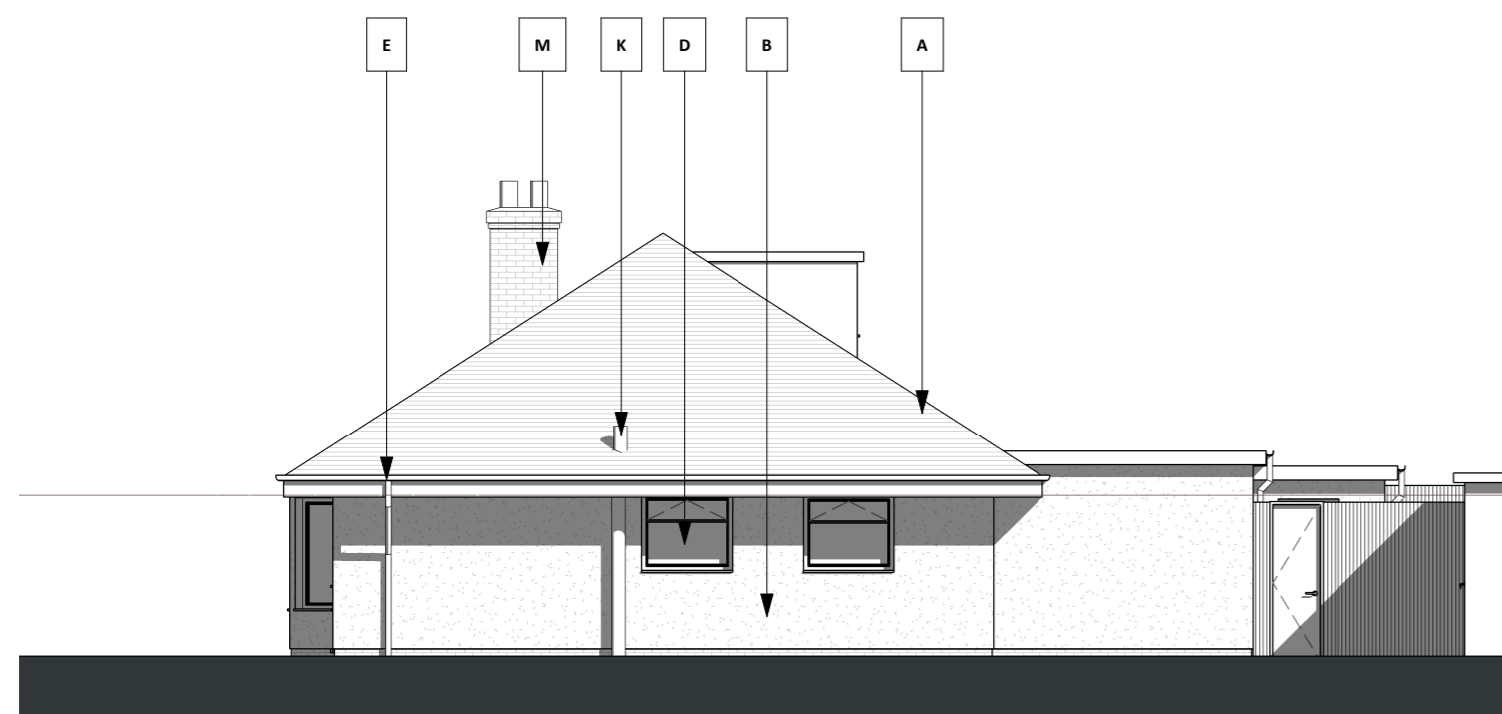
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Front Elevation
Scale: 1 : 100



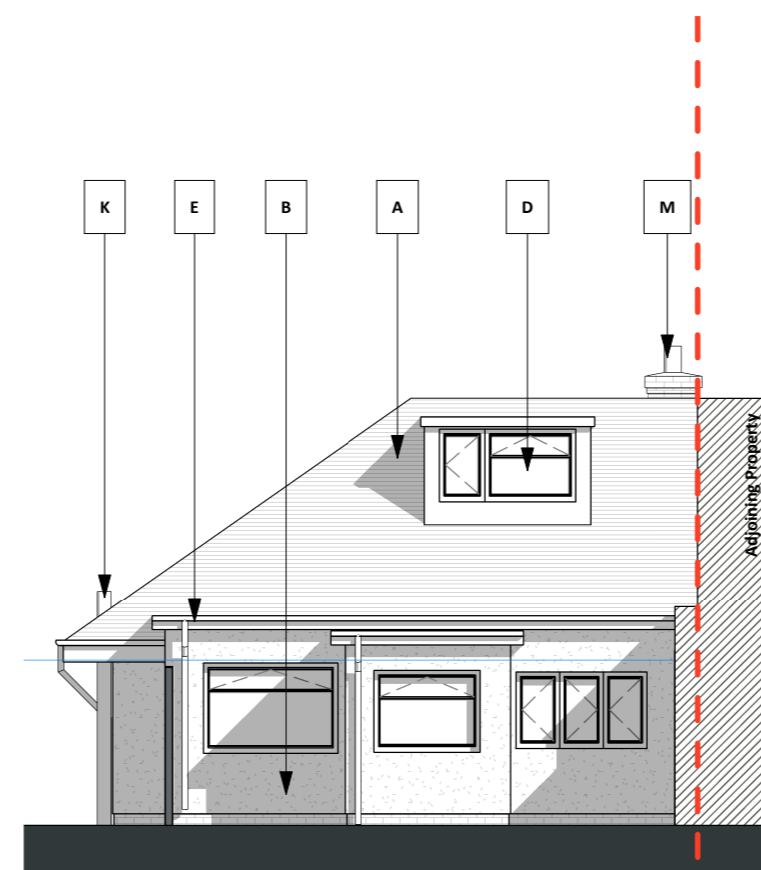
View No: 2
Side Elevation 1
Scale: 1 : 100



View No: 5
Existing Elevation location Plan
Scale: 1 : 200



View No: 3
Side Elevation 2
Scale: 1 : 100



View No: 4
Rear Elevation
Scale: 1 : 100

Material Key

- A Tiled Roof
- B Coloured Render
- C Masonry Brickwork
- D PVC Window/Glazing
- E Rainwater Goods
- F PVC Door
- G Timber Door
- H Concrete Canopy
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Mr & Mrs Hudson

Project
59 Hampton Crescent, Cardiff

Drawing
Existing General Arrangement Elevations

Scale @ A2 Drawn Checked Approved
As indicated MB CT JD

Project No. Date
Residential_468 28.09.16

Drawing Identifier revision
468_101 B



Existing Front Elevation Image 1



Existing Rear Elevation Image 1

Hatch Styles -Existing / new elements

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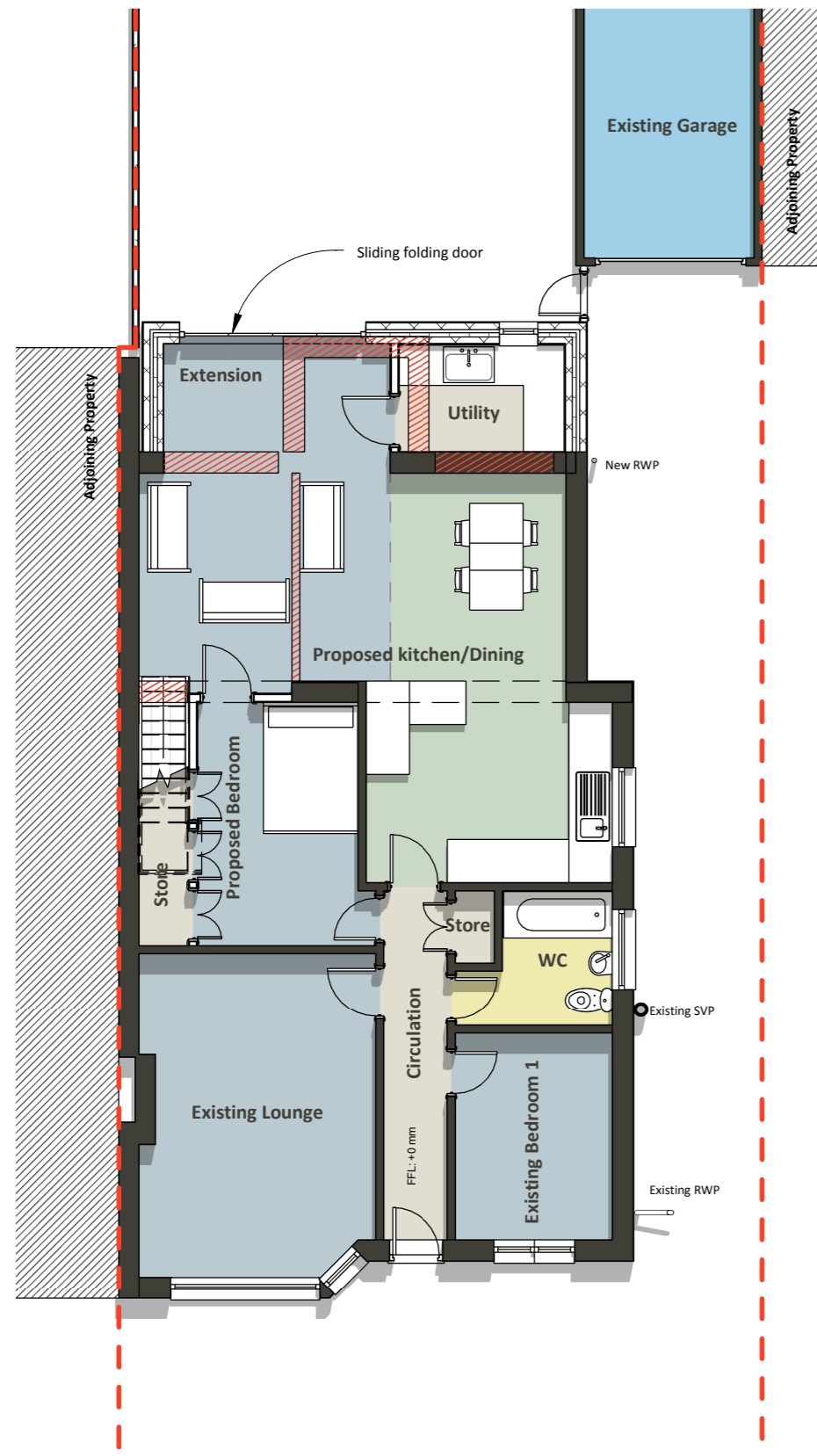


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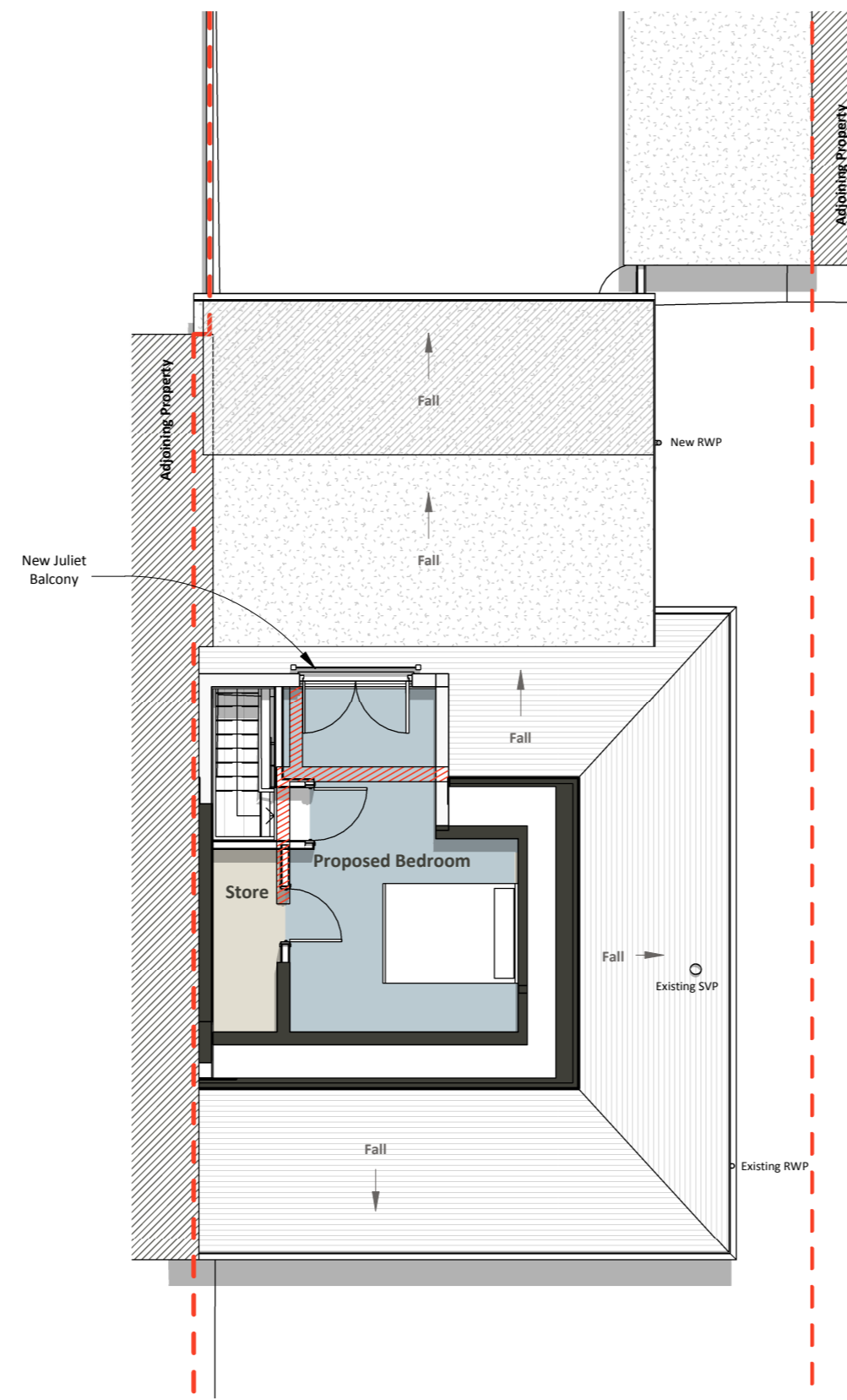
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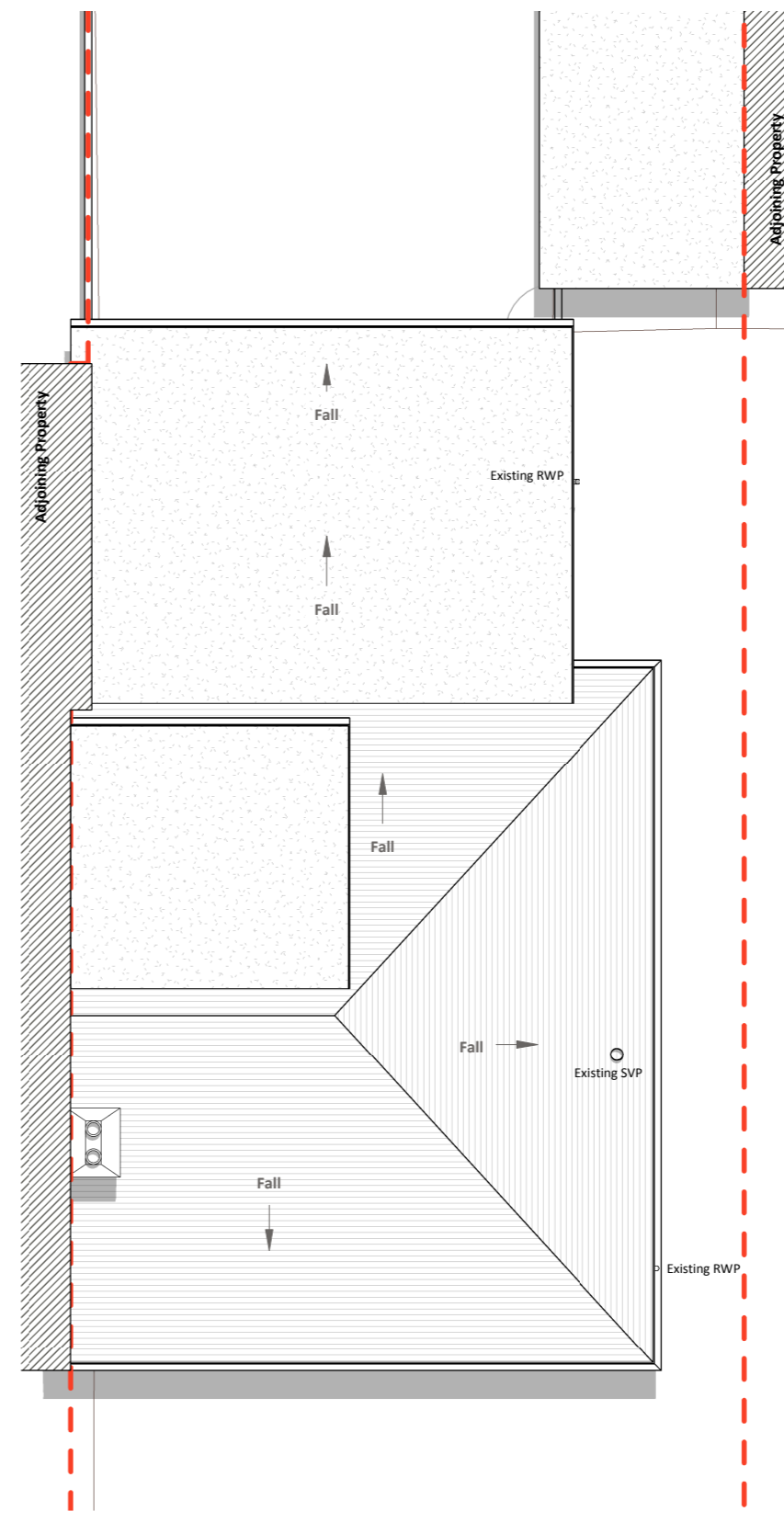
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- WC / Wetroom



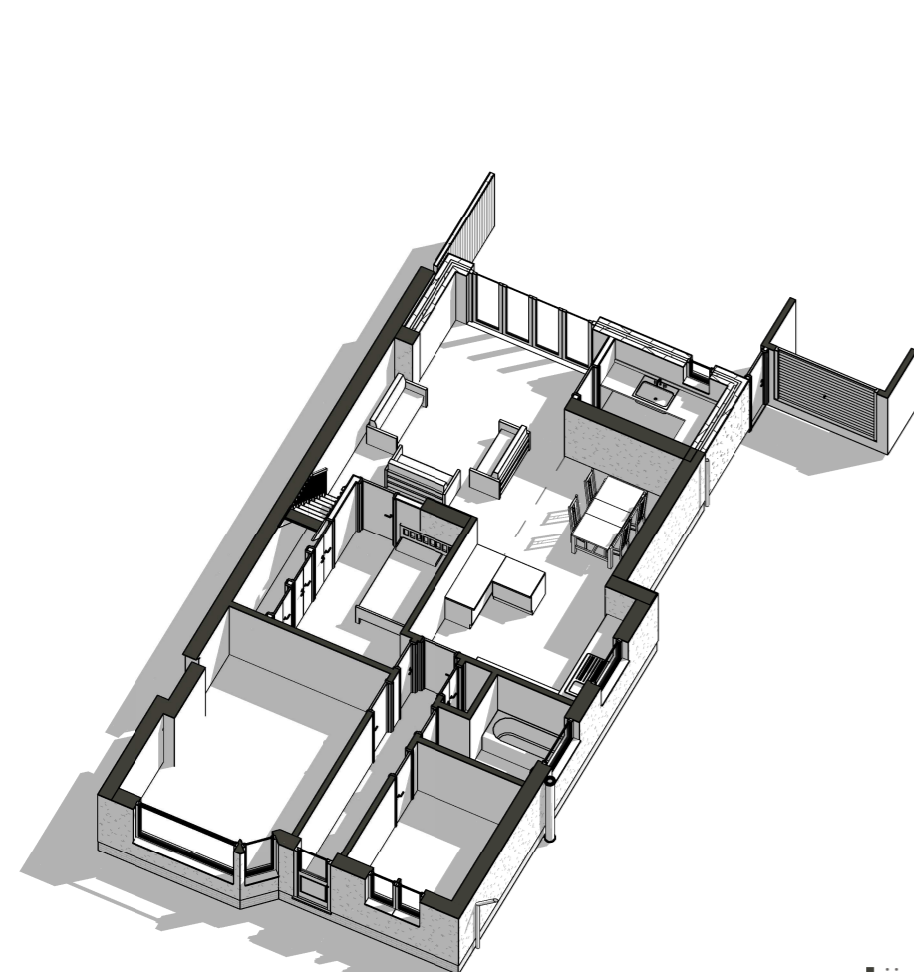
View No: 1
G00_Ground Floor
Scale: 1 : 100



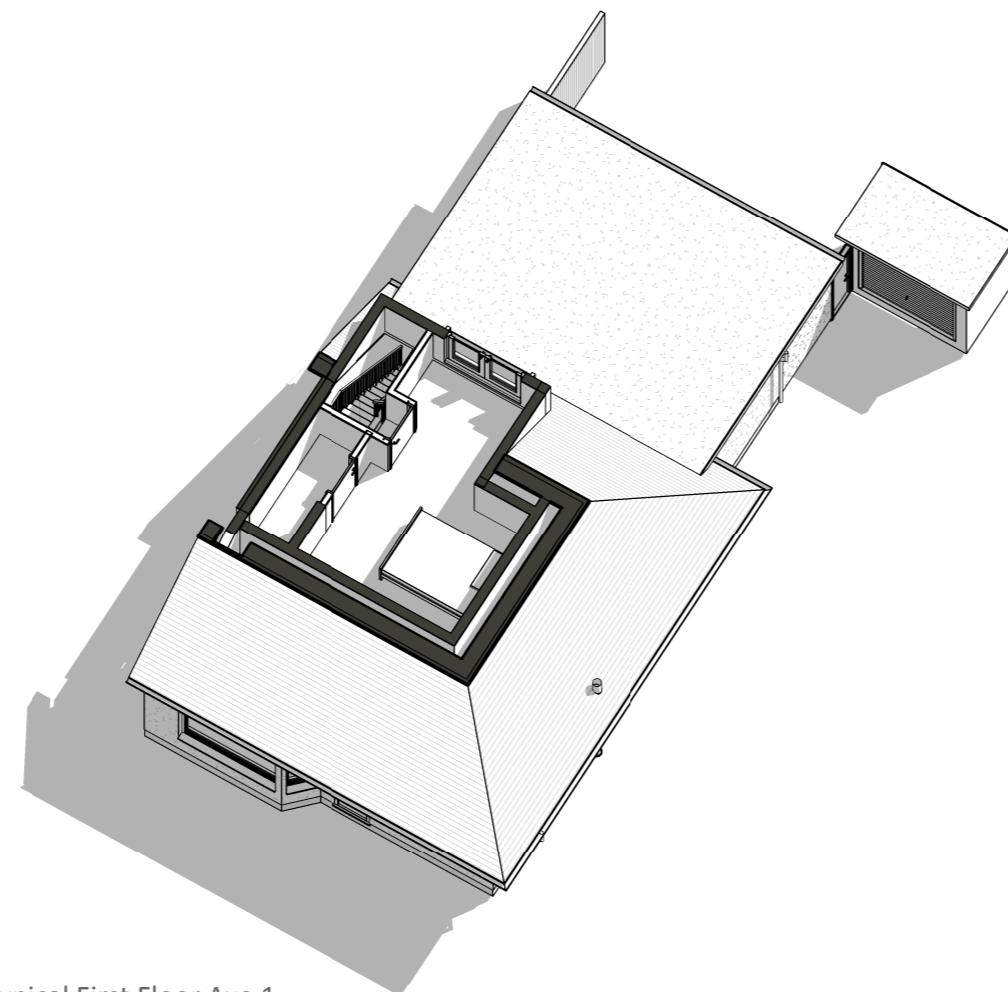
View No: 2
U01_First Floor
Scale: 1 : 100



View No: 3
R00_Roof Level
Scale: 1 : 100



View No: A
Typical Ground Floor Axo 1
Scale:



View No: B
Typical First Floor Axo 1
Scale:

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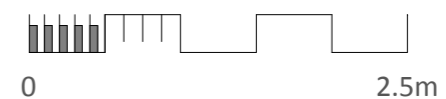
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A	First issue for client discussion	11.10.2016
B	Updated inline with Client Comments	01.12.2016
C	Updated and issued for consideration under planning application	25.01.217

Purpose of Issue: For Planning Status

Client: Mr & Mrs Hudson

Project: 59 Hampton Crescent, Cardiff

Drawing: Proposed General Arrangement Plans

Scale @ A2	Drawn	Checked	Approved
1 : 150	MB	CT	JD

Project No.	Date
Residential_468	28.09.16

Drawing Identifier	revision
468_110	C

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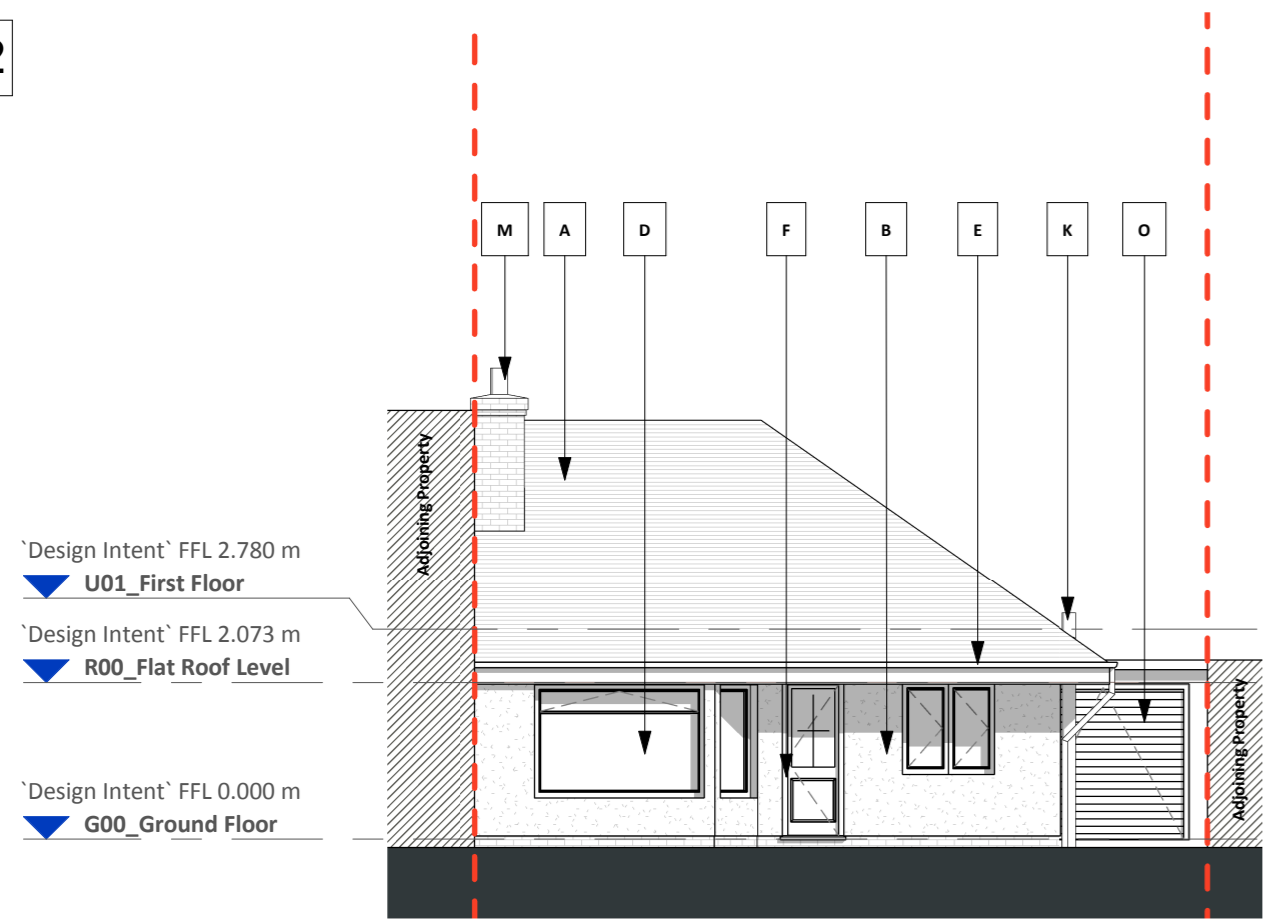
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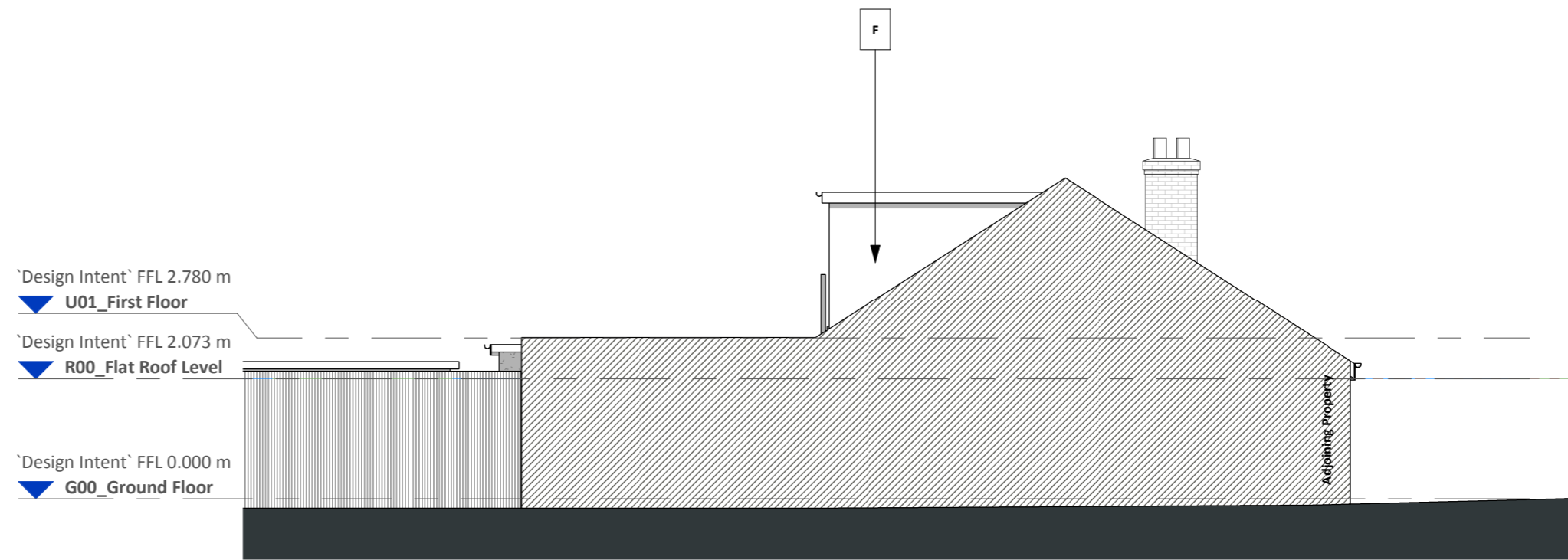
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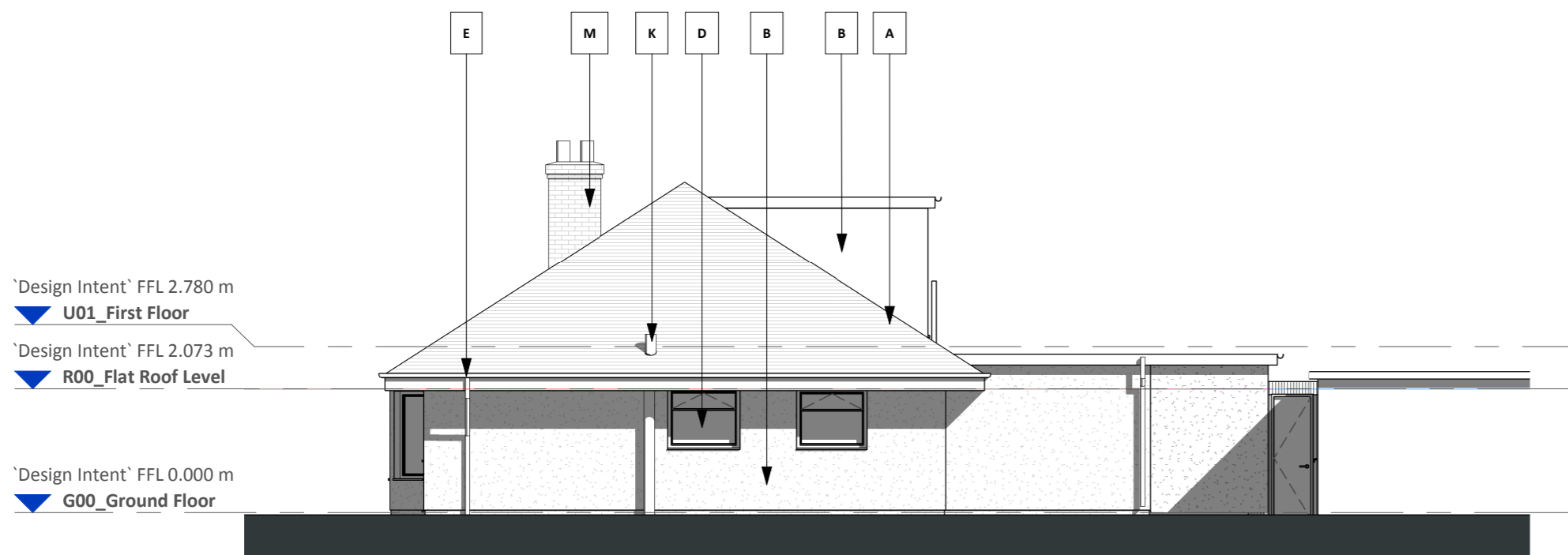
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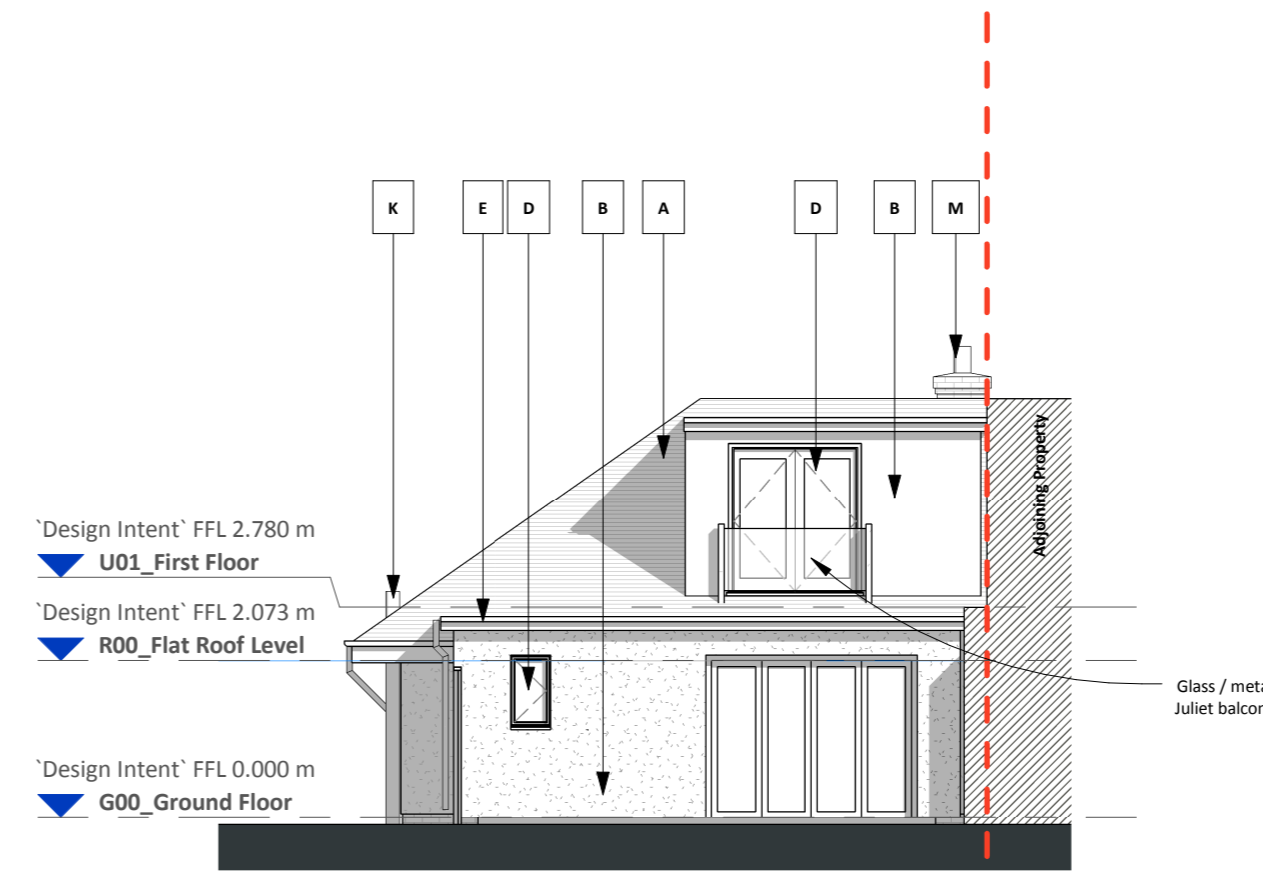
View No: 1
Typical Front Elevation
Scale: 1 : 100



View No: 2
Typical Side Elevation 01
Scale: 1 : 100



View No: 3
Typical Side Elevation 02
Scale: 1 : 100



View No: 4
Typical Rear Elevation
Scale: 1 : 100

Material Key

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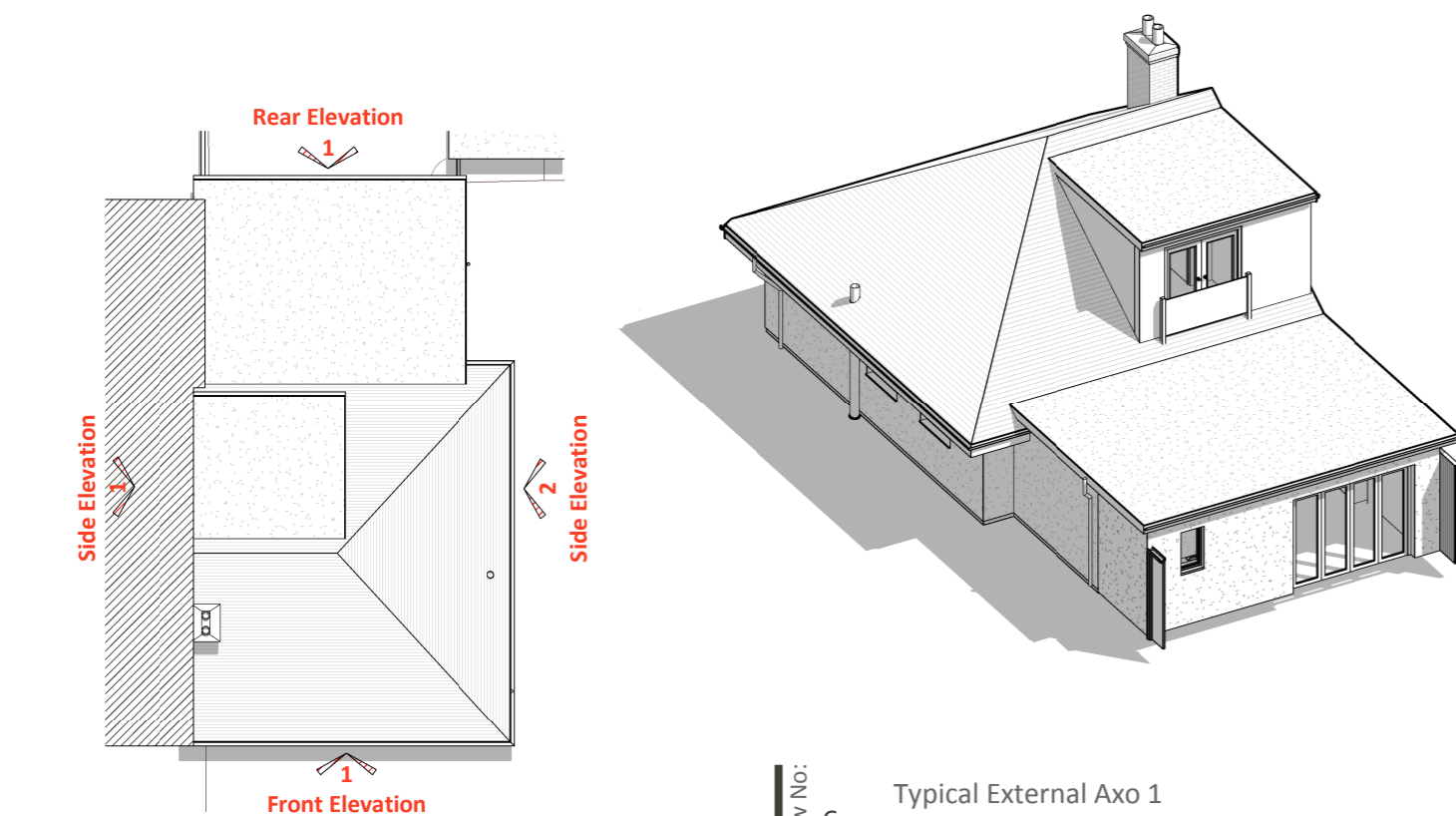
Project: 59 Hampton Crescent, Cardiff

Drawing: Proposed General Arrangement Elevations

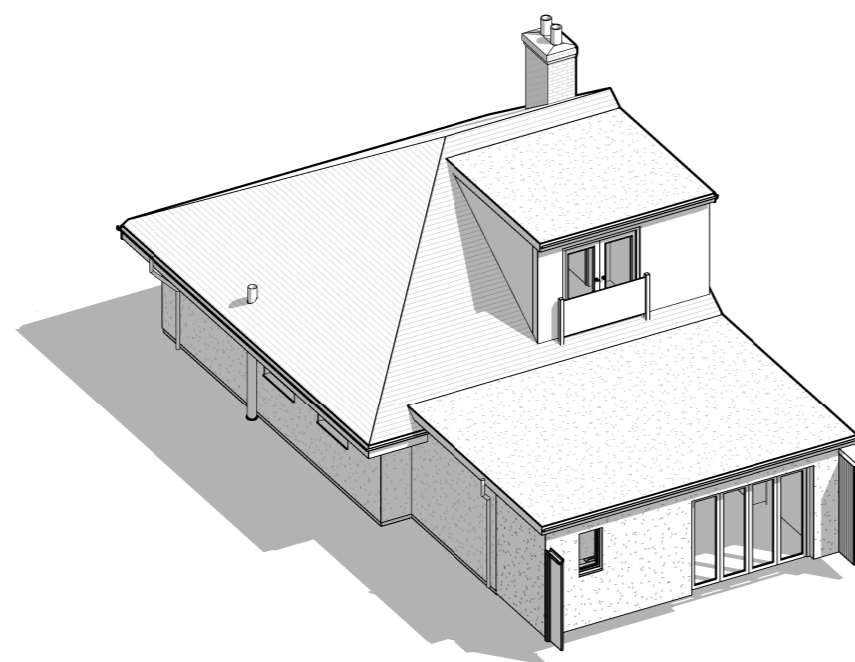
Scale @ A2: As indicated Drawn: MB Checked: CT Approved: JD

Project No: Residential_468 Date: 28.09.16

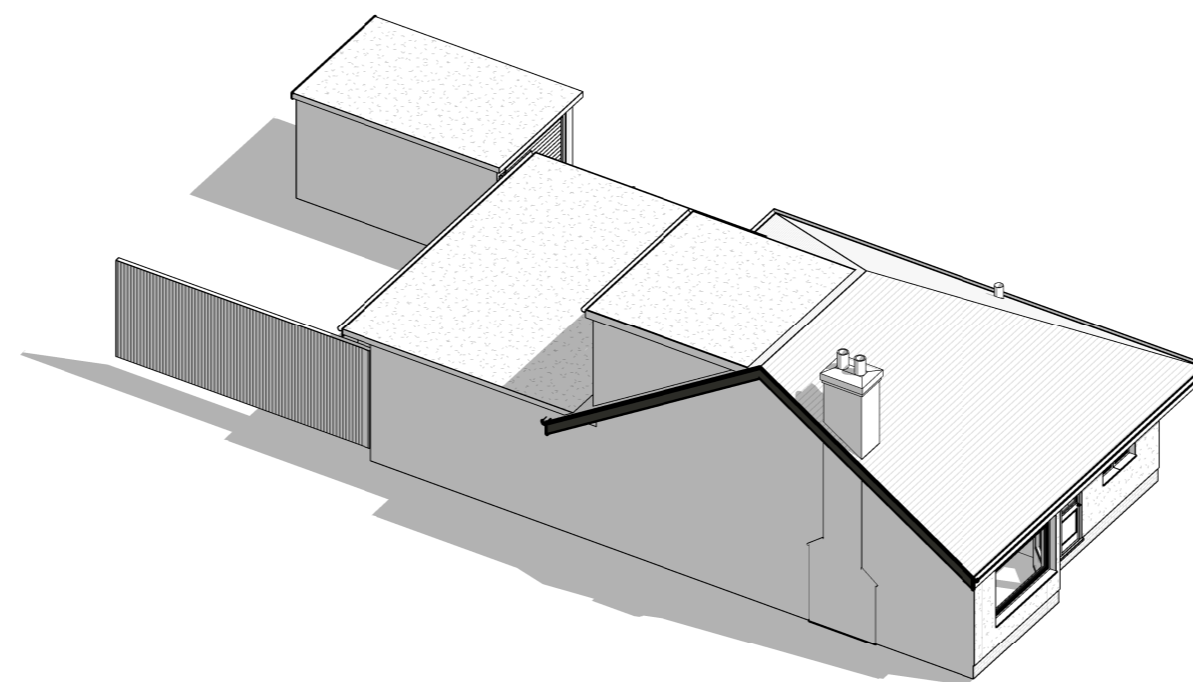
Drawing Identifier: 468_111 revision: C



View No: 5
Proposed elevation location plan
Scale: 1 : 200



View No: 6
Typical External Axo 1
Scale:



View No: 7
Typical External Axo 2
Scale:

Hatch Styles - Existing / new elements

- New walls
- Existing / retained walls
- ▨ Areas of demolition / renovation
- ▩ Areas of new-build

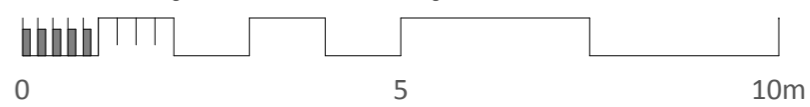
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