

COMMITTEE DATE: 13/12/2017

APPLICATION No. **17/02413/MNR** APPLICATION DATE: 26/10/2017

ED: **PONTPRENAU/ST MELLONS**

APP: TYPE: Full Planning Permission

APPLICANT: Mr Woods

LOCATION: 32 CLOS NANT Y COR, PONTPRENAU, CARDIFF, CF23
8LD

PROPOSAL: ROOF ALTERATION TO 32 CLOS NANT Y COR TOGETHER
WITH ADDITIONAL DETACHED DWELLING

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:
 - Proposed Site Plan. Job No. AS17.24 Drwg No. PL02. REV. D
 - Proposed Ground Floor Plan. Job No AS17.24 Drwg No. PL04 REV D
 - Proposed First Floor Plans. Job No AS17.24 Drwg No. PL05 REV D
 - Proposed South East and South West Elevations. Job No AS17.24 Drwg No. PL08 REV D
 - Proposed North East and North West Elevations. Job No AS17.24 Drwg No. PL09 REV D

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 and architectural detailing used in the external finish of the alterations to the existing dwelling and proposed dwelling hereby approved shall be implemented as illustrated and detailed upon the approved plans.

Reason: In the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the beneficial use of the dwelling hereby approved the car parking spaces shall be provided and constructed as shown on the approved plan 'Proposed Ground Floor Plan. Job No AS17.24 Drwg No. PL04 REV D'. The hard surface shall be constructed of permeable or porous material or provide direct run-off water from the

hard surface to a porous or permeable area or surface within the curtilage of the dwelling house.

Reason: To ensure adequate off road parking provision is provided and in the interests of water sensitive design in accordance with Policy T5, EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

5. Prior to the commencement of development the following should be submitted to and approved in writing by the Local Planning Authority in accordance with the current British Standard for Trees in relation to construction.
 - (i) An 'Arboricultural Method Statement' (AMS) setting out the methodology that will be used to prevent loss or damage to the woody vegetation verge abutting the site at Heol Glandulais.
 - (ii) A 'Tree Protection Plan' (TPP) in the form of a scale drawing showing the layout and the tree and landscape protection measures detailed in the AMS that can be shown graphically.

Unless written consent is obtained from the local planning authority, the development shall be carried out in full conformity with the AMS and TPP.

Reason: To ensure that the development does not cause harm to trees and the woody vegetation verge of amenity value in accordance with Policy EN8 of the Cardiff Local Development Plan 2006-2026).

6. Prior to the commencement of development a basic 'Soil Assessment' and detailed 'Landscaping Scheme' should be submitted to and approved in writing by the Local Planning Authority.

The soil assessment should be carried out as follows, and used to inform the detailed, upfront landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section, planting methodology and aftercare methodology.

The basic soil assessment should be carried out by a Soil Scientist, Environmental Scientist, Arboriculturist, Horticulturist or Landscape Architect, based on the preparation of trial pits. Soil physical characteristics should be recorded, photographed and submitted as evidence of the suitability of the soil for its intended end use, and a strategy for soil handling, storage and placement prepared, that accords with the principles set out in BS 3882:2015, BS 8601:2013 and the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

The approved 'Landscaping Scheme' shall be implemented prior to the beneficial occupation of the new dwelling or within the first two months of the following planting season. Any trees, plants or hedgerows which within a period of five years die, are removed, become seriously

damaged or diseased, or become (in the opinion of the Local Authority) otherwise defective, shall be replaced in the current planting season or within the first two months of the following planting season

Reason: In the interests of the amenity in accordance with Policy EN8 of the Cardiff Local Development Plan 2006-2026.

7. Surface and land water shall be disposed of by sustainable means via a soakaway or sustainable drainage system and no surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: In the interests of water sensitive design and flood risk in accordance with Policies EN10 and EN14 of the Cardiff Local Development Plan 2006-2026.

8. The ground floor window on the *North West (side)* elevation of the proposed dwelling house shall be glazed with obscure glass and non-opening below a height of 1.7 metres above internal floor level and thereafter be so maintained.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

RECOMMENDATION 2: Prior to the commencement of the development the applicant is advised to contact the Councils Highway Operations Service, County Hall, Cardiff in order to discuss and agree any works affecting the Highway as required and this planning approval gives no such rights to undertake works on land outside the applicant's ownership.

RECOMMENDATION 3: The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Their response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

RECOMMENDATION 4: The Soil Survey Field Handbook and BS EN ISO 25177:2011 give guidance on examining soils in the field and a photographic field guide to preparing soil pits and assessing the physical characteristics of soils is provided by the Environment Agency Think Soils Manual.

1. DESCRIPTION OF THE SITE

- 1.1 The application site consists of an existing bungalow with a detached garage building located on a large corner plot located within a cul-de-sac which is open plan in character. A brick wall encloses an area between the main house and the garage building.
- 1.2 The immediate area consists of a mix of detached and semi-detached residential properties in a variety of forms with a mix of scale, design and detailing. The properties are predominantly two storey but three bungalows (including the application site) also exist. The properties feature a mix of materials including different types of facing brick (red/brown and buff) and render finish.
- 1.3 The application site shares a side boundary with No.31 Clos Nant Y Cor to the North West and its South West Boundary abuts the highway at the entrance to the cul-de-sac.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for **(i)** the alteration of the roof form of the existing bungalow to provide a second floor of accommodation and **(ii)** the erection of a detached 4 bedroom dwelling which would have the same footprint as the existing dwelling and mirror its altered appearance. The existing garage building and a brick wall enclosure would be demolished in order to construct the new dwelling.
- 2.2 The proposed dwelling house would therefore match the scale, design and finish of the existing dwelling and would accord to the existing front building line.
- 2.3 A rear amenity area of more than 50 square metres will be retained at the existing dwelling and an amenity area of more than 50 square metres will be provided to the rear of the new dwelling. Landscaping would also be provided around the dwellings. Two off road parking spaces would be provided to the front of each property.

3. PLANNING HISTORY

- 3.1 10/00144/E. Side and Rear Extension, Conversion of Garage to Bedroom and Erection of Enclosure. Permission Granted

- 3.2 17/1714/MNR. Demolishing the Existing Double Garage and the Construction of Two Modern Two Bedroom Semi-Detached Houses. Withdrawn

4. POLICY FRAMEWORK

4.1 National Planning Policy

- Planning Policy Wales (9th Ed, 2016)
- Technical Advice Note 12: Design (July 2014)
- Technical Advice Note 15: Development and Flood Risk (2004)

4.2 Cardiff Local Development Plan 2006-2026

- Policy KP3(B) (Settlement Boundaries)
- Policy KP5 (Good Quality and Sustainable Design)
- Policy EN8 (Trees, Woodlands and Hedgerows)
- Policy EN10 (Water Sensitive Design)
- Policy EN13 (Air, Noise, Light Pollution and Land Contamination)
- Policy EN14 (Flood Risk)
- Policy T5 (Managing Transport Impacts)
- Policy W2 (Provision for Waste Management Facilities in Development)

4.3 Supplementary Planning Guidance

- Access, Circulation & Parking Standards (January 2010)
- Cardiff Infill Sites (November 2017)
- Waste Collection & Storage Facilities (October 2016)
- Cardiff Residential Extensions and Alterations (November 2017)

NB. Some 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 LDP Policies and guidance in Planning Policy Wales and are afforded significant weight

5. INTERNAL CONSULTEE RESPONSES

- 5.1 The Waste Strategy and Minimisation Officer has been consulted. No objection is raised to the proposal. Advice has been provided regarding the required number of storage containers and design for each dwelling.
- 5.2 The Operational Manager (Traffic and Transportation) has been consulted. An Officer has responded and advised that they have reviewed the application and have no objections from a highway point of view.
- 5.3 The Highways and Parks (Drainage) service has been consulted. No response has been received.
- 5.4.1 The Councils Tree Officer has been consulted. The Officer has advised that the woody vegetation verge abutting the site has screening and wildlife value and has requested an Arboricultural Method Statement and Tree Protection

Plan to ensure that no unacceptable harm results from the development.

- 5.4.2 The Officer also advised that the site is likely to contain a valuable, re-usable soil for landscaping purposes. As such, a basic soil assessment should be carried out as follows, and used to inform a detailed, upfront landscaping scheme comprising scaled planting plan, plant schedule, topsoil and subsoil specification, tree pit section, planting methodology and aftercare methodology.
- 5.4.3 A basic soil assessment should be carried out by a Soil Scientist, Environmental Scientist, Arboriculturist, Horticulturist or Landscape Architect, based on the preparation of trial pits. Soil physical characteristics should be recorded, photographed and submitted as evidence of the suitability of the soil for its intended end use, and a strategy for soil handling, storage and placement prepared, that accords with the principles set out in BS 3882:2015, BS 8601:2013 and the 2009 DEFRA Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
- 5.4.4 The Soil Survey Field Handbook and BS EN ISO 25177:2011 give guidance on examining soils in the field and a photographic field guide to preparing soil pits and assessing the physical characteristics of soils is provided by the Environment Agency Think Soils Manual.
- 5.4.5 The Officer advised that the soil assessment and landscaping details can be required as part of pre-commencement conditions. The landscaping scheme need only consider structural elements. These should include two new trees, to be planted in positions on the frontage, between car-parking, that maximise above and below ground growing space. Appropriate trees for the space include *Malus baccata* 'Street Parade', *Malus* 'Evereste' and *Crataegus x lavalleei*.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1.1 Dwr Cymru/Welsh Water have been consulted. They have no objection to the proposal and have requested that Conditions and Advisory Notes be included with consent.
- 6.1.2 They have requested a Condition that 'No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network in order to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment'.
- 6.1.3 The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh

Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

6.1.4 The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

7. REPRESENTATIONS

7.1 The owner/occupiers of neighbouring properties have been consulted. A petition has been received with 54 signatories objecting to the proposal and a significant number of representations have also been received objecting to the proposal.

7.2 Full details are available online, however, the comments can be summarised as follows:

- The proposal represents an overdevelopment of the site will be visually overbearing contrary to the original design objectives of the Close
- The proposal represents a cramped and congested overdevelopment contrary to policy
- The proposal would have a similar appearance to '4 link townhouses' but would be wider
- The proposal would harm the open aspect of the Close as a result of the development and the provision of the parking spaces
- The open space was designed as part of the estate and should be retained
- The estate was designed with two feature bungalows and matching garages and the proposal would destroy the planned symmetry.
- The proposal would represent a continuous strip of buildings, gates and fences 21metres long
- The parking spaces will removed green space
- The side aspect would change from an open aspect when entering the as a result of the gable ended building
- The wall and green verge would be lost and replaced by a wall adjacent the pavement
- The loss of the existing high quality means of enclosure set back from the pavement and its replacement with a means of enclosure adjacent the pavement is contrary to the design objectives of the original estate and the character of the area.
- The development will provide no amenity space and result in a loss of amenity space where children in the Close play
- An increased number of vehicle movements would result in highway safety issues.
- Problems with the main sewer may be exacerbated
- Surface water run-off from the parking spaces may cause issues.

- The development is speculative and motivated by financial gain
- The off street parking will be visually dominant contrary to guidance
- The green area to the front and side of the property is 'open space' and its loss would be contrary to policy
- The developer taking forward the previous proposal planning code reference 10/00144/E and the neighbours would not object to this proposal
- The parking arrangement may cause highways safety issues and would require new drop curbs and is steep.
- The proposal would see a bungalow developed in to two houses and there is a shortage of suitable accommodation for disabled and older people across the UK
- The value of existing properties may be effective.
- The applicant is not a resident in the property and there detail should be a matter of public record

7.3 A representation was submitted supporting the design of the scheme (described as a bungalow) and states that it is in keeping with the current estate.

8. **ANALYSIS**

Introduction

8.1 The Cardiff Local Development Plan (LDP) states that Cardiff has a significant need for new homes including family homes, affordable homes together with catering for the whole range of needs. It is an objective of the LDP to provide new homes required to support the economic progression of the city and to respond to population change, continued in-migration and evidenced demand for affordable and family housing so that social needs can be addressed. The application site lies within the defined settlement boundary and within an existing residential area, therefore, the principal of the development of a dwelling is considered acceptable and to accord with Policy KP3 (B) of the Cardiff Local Development Plan subject to design considerations and other material considerations. Planning Policy Wales indicates that development should seek to mitigate the consequences of climate change by building resistance into the natural and built environment. One element of sustainable development includes the efficient use of resources; the utilisation of previously developed land (brownfield) promotes the efficient use of land and helps to reduce demand on greenfield sites. The merits of this type of development, however, need to be balanced with a number of design considerations; inappropriate development that would damage the character and residential amenity of existing residential areas will be resisted.

8.2 The principal matters for consideration are:

- the effect of the proposal upon the character and appearance of the area;
- the effect of the proposal upon the amenity of neighbouring occupiers;
- the amenity of future occupiers;
- its transport impact;

- waste management provision.

Impact Upon the Character of the Area

- 8.3 Policy KP5 seeks to ensure that new development responds *‘to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density. Colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals’*. Whilst the Cardiff Infill Sites SPG advises that such development should be sensitive to its immediate surroundings and respond well to the built context in terms of their siting, adherence to building plots and lines. The Cardiff Residential Extensions and Alterations SPG states ‘Roof extensions should be sympathetic to their context in terms of scale, positioning, detailing and materials to ensure that the development results in a balanced appearance which fits comfortably in to the wider street scene, particularly if the neighbourhood has a strong style and character’.
- 8.4 The proposed dwelling would form an additional property located within an existing large side garden between the detached existing property and the highway forming the entrance to the close and would follow the existing front building line of the existing dwelling. The footprint and design of the proposed dwelling would mirror that of the existing detached property (as altered) to which it relates.
- 8.5 The close features a mix of house types, including detached and semi-detached properties and three bungalows of which the application site is one. The properties vary in scale and design and are constructed from a mix of finishing materials including different brick types and render. The proposed dwelling would have a front bay window and features to match the existing dwelling (as altered) and would be finished in materials in keeping with the existing properties within the close, including facing brickwork, render, and a tiled roof to match the existing dwelling.
- 8.6 The properties in the close feature a mix of roof forms, with hipped roofs and gable features. The alteration of the roof of the existing dwelling house (including raising the height) and the provision of the front gable form and rear dormer is considered acceptable in this context and would not cause harm to the character of the area. Although of a unique design in this location the proposed roof forms are considered in keeping with and sympathetic to the general architectural forms and finishes of the existing dwellings in the close. It should be noted that similar dormer roof extensions could be carried out as ‘permitted development’ to other properties within the close.
- 8.7 The siting of the proposed dwelling house is considered acceptable in terms of the general layout of the close and its character. The existing plot is large and there is adequate space to accommodate an additional dwelling house on the plot and maintain sufficient space around each dwelling in keeping with the general character of the area. The proposed dwelling is set back from the highway and has been designed to retain an open aspect to the side adjacent the highway entrance to the close. The open side elevation includes two

ground floor windows and therefore the proposed dwelling would acknowledge both frontages bounding the site. The proposed side wall enclosing the rear garden of the proposed dwelling would not extend beyond the line of the rear elevation of the proposed dwelling and it is considered that due to its siting and length it would not have an unacceptable impact on the character of the area.

- 8.8 The provision of a parking area and landscaping in the front garden of the site will be in keeping with the characteristic of the street scene where the properties provide off street parking and landscaping in various forms. Although it is acknowledged that there will be a loss of part of the area of the lawn which was a feature of the area, it has to be recognised that the garden was private land which formed part of the curtilage of the existing dwelling house. A significant proportion of the lawn would be retained following the development and additional landscaping is proposed. The Councils Tree Officer has provided advice and a landscaping scheme will be required to be submitted and approved by the Local Planning Authority. It should also be noted that a hard surface for a parking area within the curtilage of a dwelling house could benefit from being 'permitted development' and, therefore, ultimately there is no substantial control in this regard.
- 8.9 Accordingly it is considered that the proposal is acceptable in regard to its impact upon the character of the area responding to the context of the immediate area and according with the principles of good design set out within Policy KP5.

Amenity of Neighbouring Occupiers

- 8.10 Policy KP5 seeks to ensure that 'no undue effect on the amenity of neighbouring occupiers' results from development. The Cardiff Residential Extensions and Alterations SPG states, 'Proposals for roof extensions to create extra living space should be designed to minimise the effect on neighbouring properties of overshadowing and overlooking'. Section 4.0 of the Cardiff Infill Sites SPG provides guidance regarding the relationship of new development with neighbouring properties in respect of residential amenity and privacy. Paragraphs 4.9 & 4.11 of the guidance states:
- *a minimum of 21m should be maintained between principal windows to habitable rooms;*
 - *the minimum overlooking distance from a habitable room window to garden area of a separate dwelling should be 10.5m;*
 - to safeguard the amenity of existing residents, proposals must not result in unacceptable harm regarding the level of overbearing, overshadowing or overlooking of neighbouring properties.
- 8.11 The proposed dwelling would be sited in order that it replicates the front and rear building lines of the existing detached property. The proposed dwelling therefore does not project beyond the rear elevation of the existing property and would not be overbearing with respect to the existing dwelling. The existing dwelling and the proposed dwelling are sited a considerable distance from any other neighbouring properties (over 15 metres to the nearest dwelling). Given

the scale and massing of the proposal, it is considered that there is no potential for the proposal to have an overbearing or generally un-neighbourly impact.

- 8.12 There are no dwelling houses located directly to the front or to the rear of the application site within 21 metres of the existing or the proposed dwelling house. No upper floor windows are proposed in the side elevations of the existing or the proposed dwelling house and therefore it is not considered that the proposal would have an unacceptable impact upon the privacy of neighbouring properties. The ground floor window in the North West side elevation of the proposed dwelling would look directly on to the side access path of the existing dwelling and therefore it is considered necessary to impose a condition to ensure that it is obscurely glazed and non-opening below a height of 1.7 metres above internal floor level.
- 8.13 It is considered that the proposal is acceptable in regards to its relationship with neighbouring properties, according with the principles of Policy KP5, and would not be overbearing or generally un-neighbourly to justify concern in this regard.

Amenity of Future Occupiers

- 8.14 Policy KP5 requires all new development to be of high quality design whilst the Infill Sites SPG details that any such development *'must consider both new and future occupiers amenity'* and *'all new residential dwellings, as well as existing dwellings affected by development should maintain usable and appropriate external amenity space'* (para. 4.2, pg.27) and *'Houses and ground floor flats that will serve as family accommodation should include enclosed and secure private amenity areas. Depending on context, such amenity areas should measure at least 10.5m in depth or 50m² overall.'* (Para. 4.5, p.27)
- 8.15 The proposal would provide an additional good sized dwelling which would provide substantial accommodation whilst retaining the existing dwelling with an increased level of accommodation with an amenity area of a sufficient size (over 50 square metres).
- 8.16 Private and enclosed amenity space to the rear of the proposed dwelling will extend to approximately 60 square metres of a suitable form which would adequately provide for a private rear garden of a usable size.
- 8.17 It is considered that the alterations to the existing dwelling and the proposed new dwelling would offer a good standard of accommodation with appropriate amenity space, and therefore, accords with the principles of Policy KP5 in this regard.

Transport Impact

- 8.18 Policy T5 seeks to ensure *that all new developments properly address the demand for travel and its impacts, contributes to reducing reliance on the private car and avoids unacceptable harm to safe and efficient operation of the road, public transport and other movement network and routes.*

- 8.19 An Officer from the Councils Highways Service has advised that they have reviewed the application and have no objections from a highway point of view
- 8.20 Both the existing and proposed dwelling would be provided with two off street car parking spaces which is in compliance with the requirements of the Access, Circulation and Parking Standards SPG.
- 8.21 It is considered that as a result of the development it is unlikely that vehicle movements within the Close would be increased to a level which would cause unacceptable harm to the amenity of the area. Vehicle speeds within the close are likely to be relatively slow and the open aspect of the close means that visibility and lines of sight should be sufficient and it should be noted that the Highways Officer has raised no highway safety concerns.
- 8.22 Furthermore both properties would benefit from good sized rear gardens which could provide space for outbuildings for the storage of bicycles, a sustainable mode of transport.
- 8.23 Accordingly it is considered that the proposal accords with the principles of Policy T5.

Waste Management

- 8.24 All new development is required, where appropriate, to provide facilities for the storage, recycling and other management of Waste as stated in Policy W2.
- 8.25 Sufficient space is provided within the curtilage of the existing and proposed dwellings, within the rear gardens, for the required number of refuse containers.
- 8.26 Accordingly it is, therefore, considered that the development accords with Policy W2.

9. Representations

- 9.1 The petition and representations received from the neighbouring residents are noted. While the substance of local views must be considered, the duty is to decide each case on its planning merits. As a general principle, local opposition or support for a proposal is not, on its own, a reasonable ground for refusing or granting planning permission; objections, or support, must be based on valid planning considerations.
- 9.2 In regards to comments made by neighbours that are not covered above, the following should be noted:
- The development is not considered to represent an over development of the site and is not considered overbearing (see analysis)
 - The development is not considered to represent a cramped and congested overdevelopment contrary to policy (see analysis)
 - The design and appearance of the proposal is considered acceptable (see analysis)

- The area to the front of the property laid out as a lawn would be altered as a result of development. It is considered that the resulting appearance of the land would be acceptable in planning terms (see analysis)
- It is acknowledged that the street scene would be altered as a result of the development, however, the resultant appearance of the site within the street scene is considered acceptable (see analysis). It should be noted that garage is not listed or located within a Conservation Area and can be altered or demolished at the discretion of the landowner as 'permitted development' with prior approval.
- The visual impact of the development is considered acceptable (see analysis).
- It is recognised that the addition of parking spaces would result in the loss of an area of the lawn, however, as stated above a 'hard standing' can be created within the curtilage of a dwelling house as 'permitted development' and a proportion of the lawn would be retained and additional landscaping would be provided.
- The relationship of the proposal to the highway to the side is considered acceptable (see analysis).
- It is considered that the proposal would not unacceptable harm the open character of the close.
- The development does provide private amenity space to the rear of the dwellings and there are also open areas to the side and to the front of the proposed dwellings. Although children may play upon the existing lawn to the front of the property the land is privately owned and forms part of the curtilage of the dwelling house.
- The Highways Service have not objected to the application or raised any highway safety issues. It is considered that vehicle movements within the Close would not be affected to any material degree which would cause unacceptable harm to the amenity of the area. Vehicle speeds within the close are likely to be relatively slow and the open aspect of the close means that visibility and lines of sight should be sufficient in highway safety terms.
- Dwr Cymru/Welsh Water have been consulted and have not objected to the proposal. Sewage connections would also be considered through the Building Regulations procedure. It considered that the proposal would not cause 'demonstrable' harm to the existing infrastructure.
- A condition can be applied that the parking areas be constructed of permeable or porous material or provide direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse
- The developers motivations for undertaking the development are not a material planning consideration
- The appearance of the parking area would be similar to that of other properties in the close and is considered acceptable (see analysis).
- Although contributing to the open character of the area the lawn to the front of the property is privately owned and forms part of the curtilage of the dwelling house. As stated above the appearance of the parking area is considered acceptable (see analysis).
- The comments with respect to the previously approved scheme are noted.

- The Highways Service have not objected to the application or raised any highway safety issues. Any alterations to the curb (the public highway) would be a matter for the Highways Service and it is considered that the parking spaces could be adequately accommodated at the site.
- The proposed form of accommodation is considered acceptable and in accordance with planning objectives.
- The impact of development upon the value of property is not a material planning consideration.
- The applicant has provided their name and an address for correspondence and has completed the 'ownership certificate' as required.

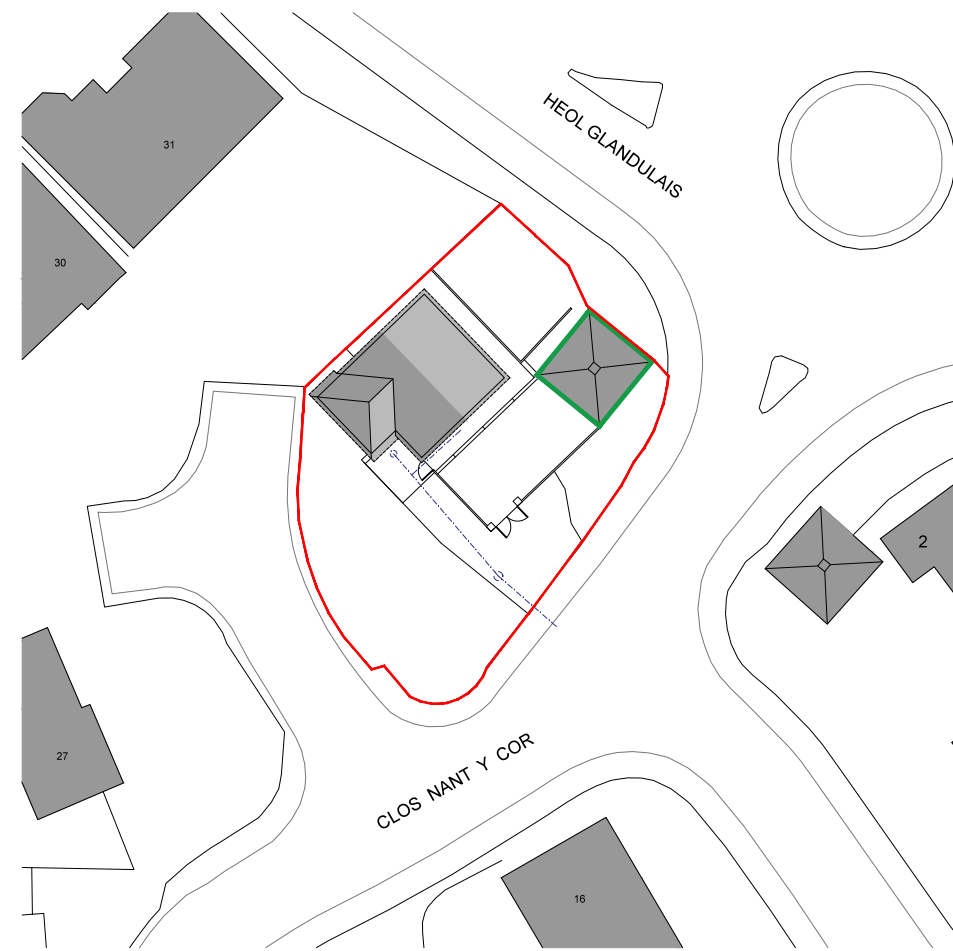
10. Other Legal Considerations

- 10.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.
- 10.2 Equality Act 2010 – The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council's duty under the above Act has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.
- 10.3 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

11. Conclusion

- 11.1 Having regard to the policy context above, the proposal is considered acceptable and it is recommended planning permission be granted subject to conditions.

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.



LOCATION PLAN
 1:500



— APPLICATION BOUNDARY
— EXTENT OF DEMOLITION



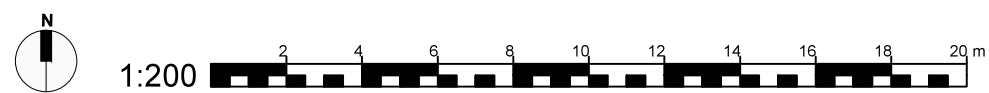
PLANNING

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Project					
32 Clos Nant Y Cor, Pontprenau					
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Location Plan					
Drawn by	Date	Scale			
MI	25.10.17	1:500 @ A3			
Job number	Drawing number	Revision			
AS17.24	PL01	C			
Original Drawing Size A3					

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.



SITE PLAN
 1:200



PLANNING

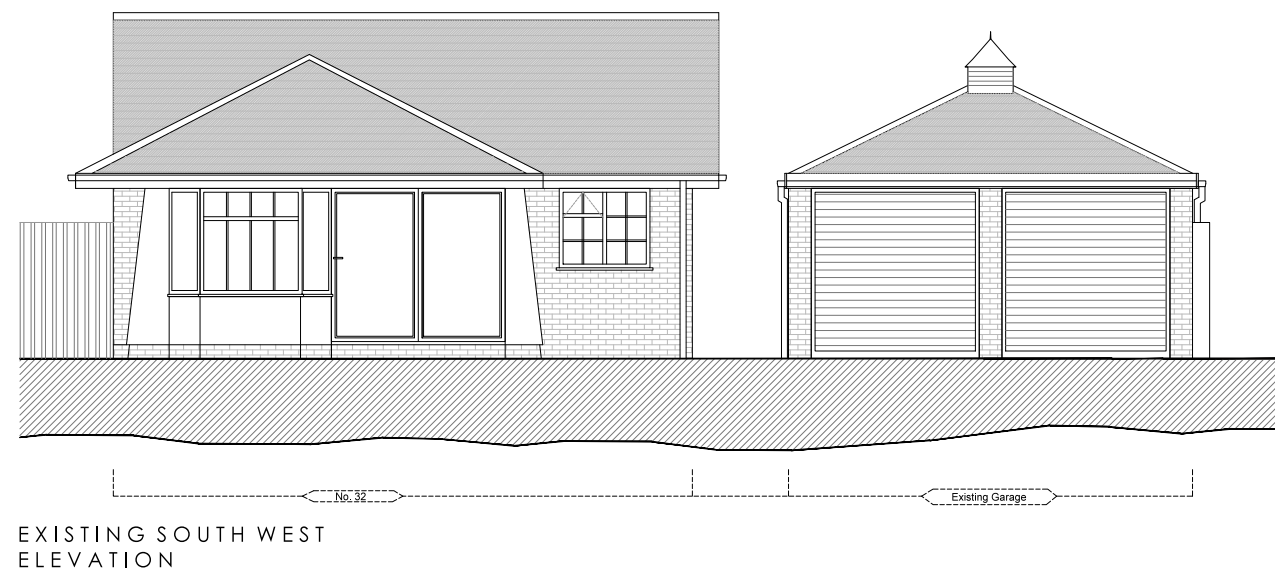
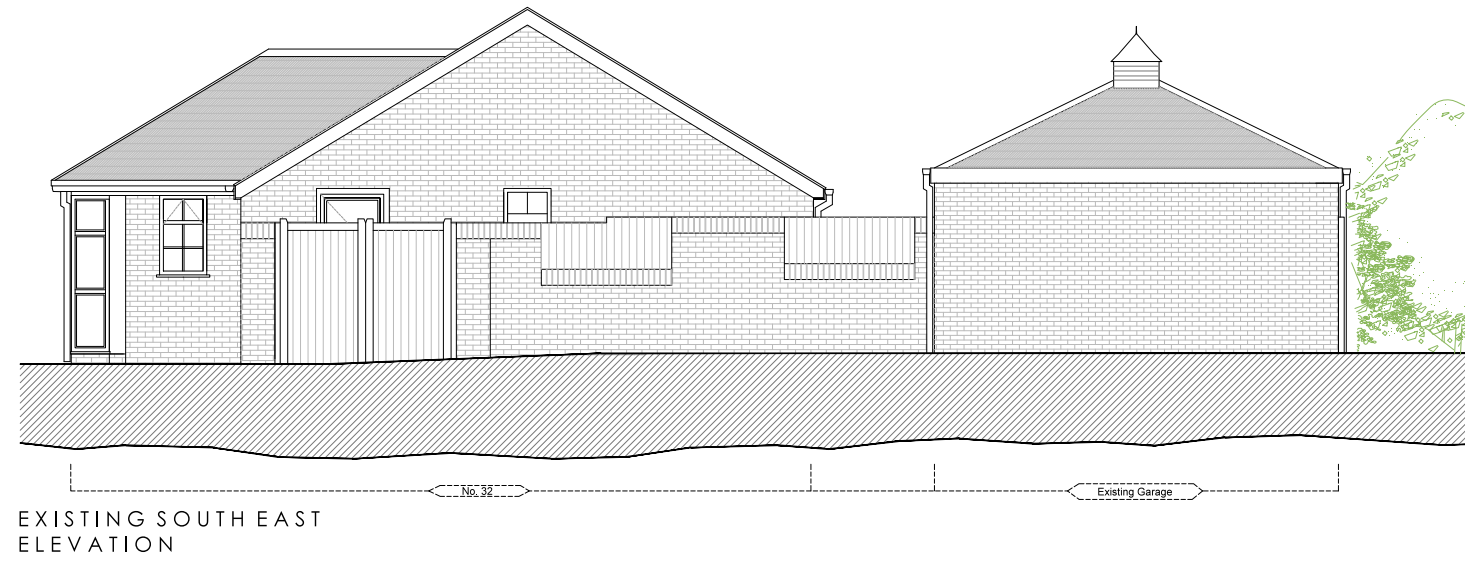
Date	Check	Rev

Project
 32 Clos Nant Y Cor,
 Pontprennau

Drawing
 Proposed Site Plan

Drawn by	Date	Scale
MI	13.11.17	1:200 @ A3
Job number	Drawing number	Revision
AS17.24	PL02	D
Original Drawing Size A3		

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.
 Drawing based on Blueprint's Building Design measured survey dwg: 15-112-103 Rev A.



PLANNING

Date	Check	Rev

Project
 32 Clos Nant Y Cor,
 Pontprennau

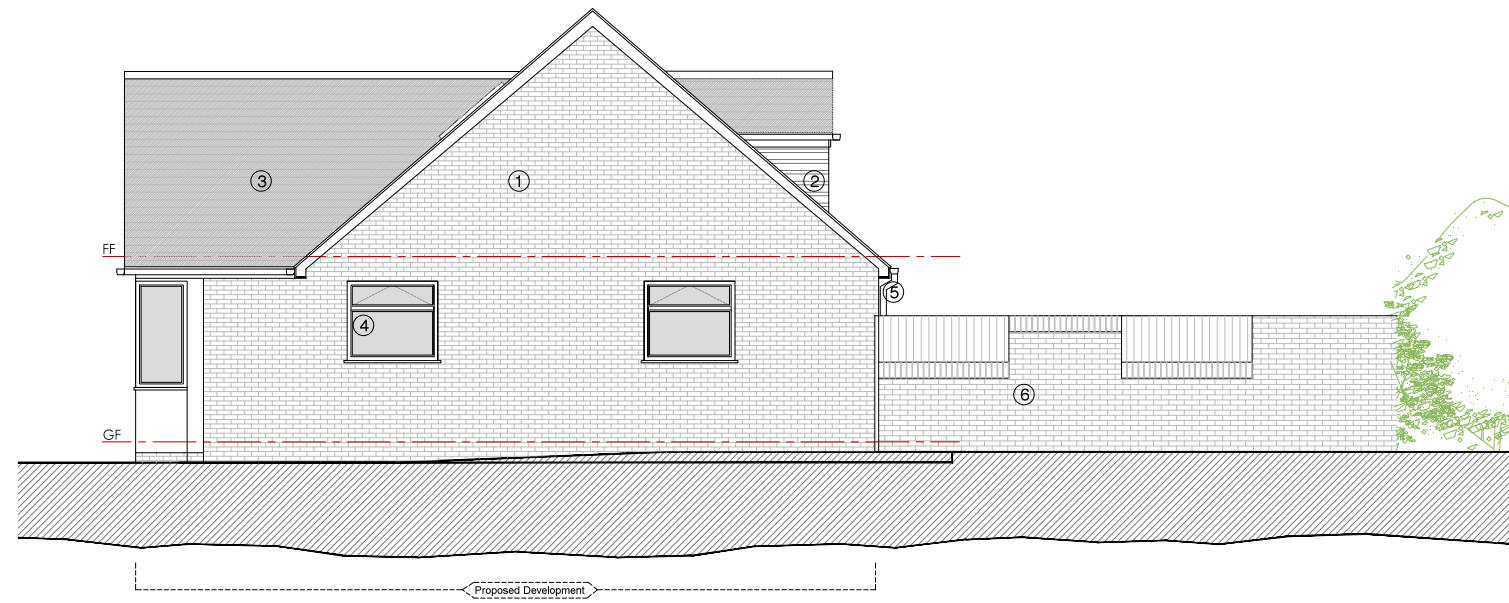
Drawing
 Existing South East
 and South West Elevations

Drawn by	Date	Scale
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Job number	Drawing number	Revision
AS17.24	PL06	B

Original Drawing Size A3

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.
 Drawing based on Blueprint's Building Design measured survey dwg: 15-112-103 Rev A.



PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION

Materials and Finishes

- 1. Walls**
 - Brick finish (to match existing)
 - Render finish (to match existing)
- 2. Cladding**
 - Timber horizontal weatherboard
- 3. Roof**
 - Tiled roof (to match existing)
- 4. Doors and Windows**
 - White uPVC glazed doors and windows (to match existing)
- 5. Rainwater goods**
 - White uPVC square line gutters and downpipes (to match existing)
- 6. Boundary Wall**
 - Brick finish with decorative band (to match existing)



PLANNING

Date	Check	Rev

Project
 32 Clos Nant Y Cor,
 Pontprennau

Drawing
 Proposed South East
 and South West Elevations

Drawn by	Date	Scale
MI	13.11.17	1:100 @ A3
Job number	Drawing number	Revision
AS17.24	PL08	D
Original Drawing Size A3		

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.
 Drawing based on Blueprint's Building Design measured survey dwg: 15-112-103 Rev A.



PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION

Materials and Finishes

- 1. Walls**
 - Brick finish (to match existing)
 - Render finish (to match existing)
- 2. Cladding**
 - Timber horizontal weatherboard
- 3. Roof**
 - Tiled roof (to match existing)
- 4. Doors and Windows**
 - White uPVC glazed doors and windows (to match existing)
- 5. Rainwater goods**
 - White uPVC square line gutters and downpipes (to match existing)
- 6. Boundary Wall**
 - Brick finish with decorative band (to match existing)



PLANNING

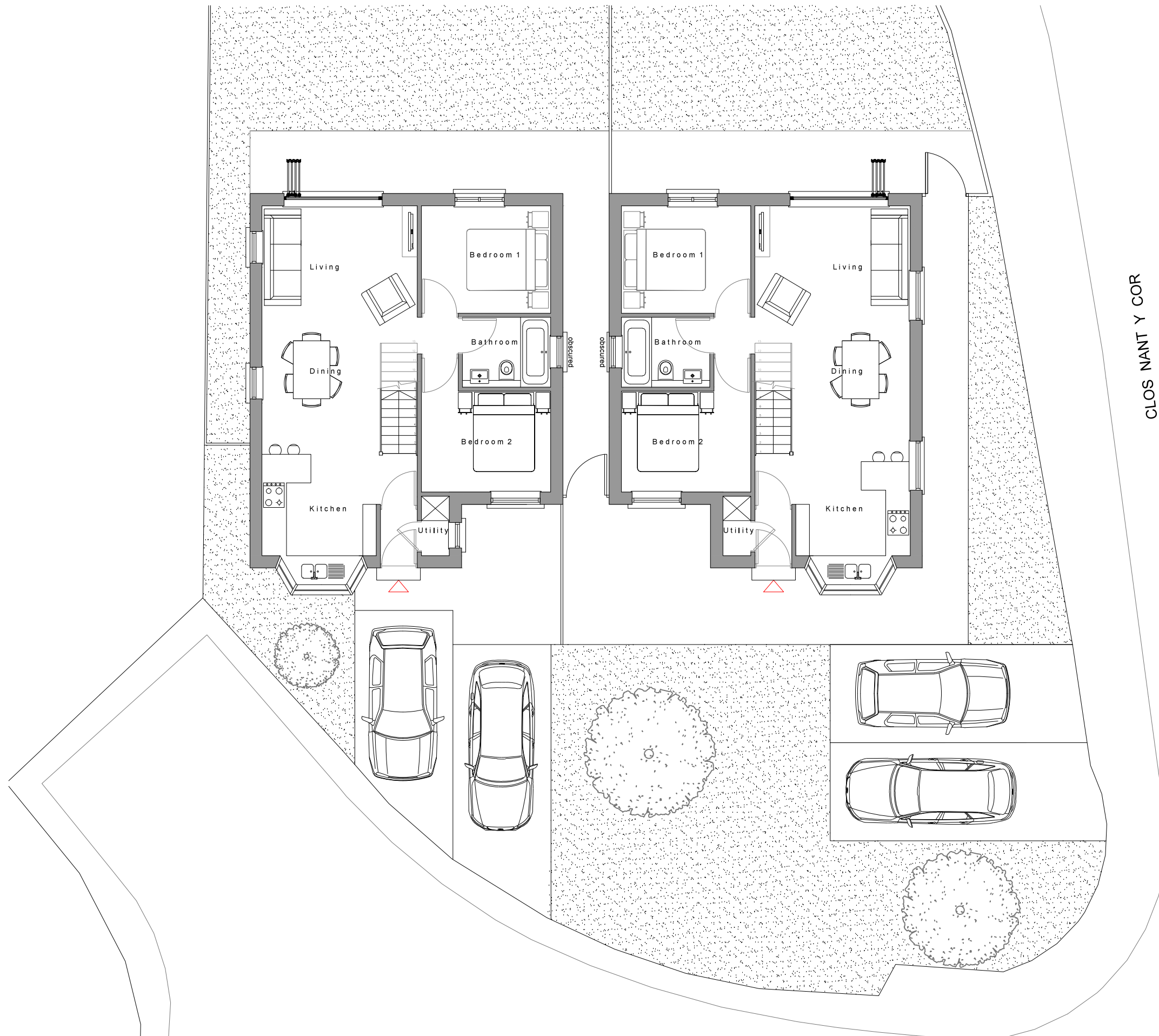
Date	Check	Rev

Project
 32 Clos Nant Y Cor,
 Pontprennau

Drawing
 Proposed North East
 and North West Elevations

Drawn by	Date	Scale
MI	13.11.17	1:100 @ A3
Job number	Drawing number	Revision
AS17.24	PL09	D
Original Drawing Size A3		

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.



CLOS NANT Y COR

PROPOSED GROUND PLAN

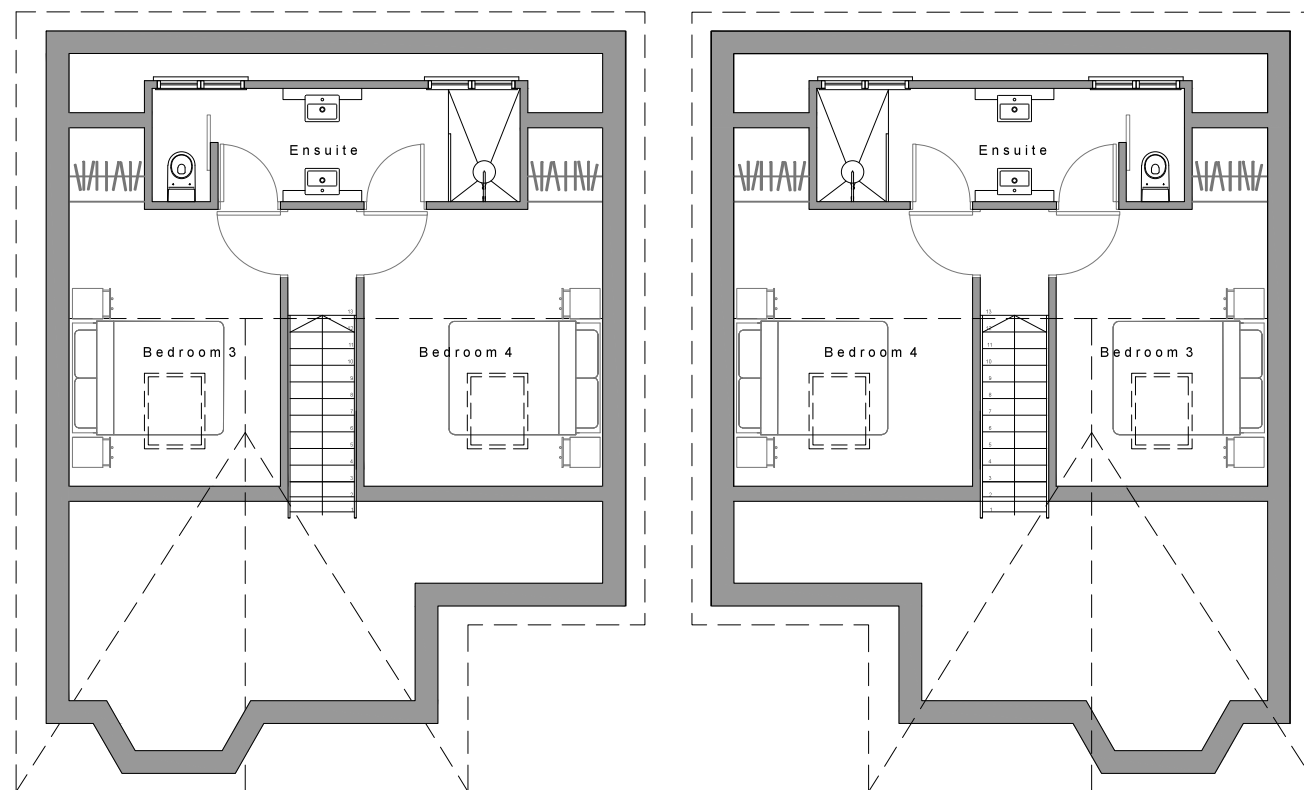
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PLANNING

		Date	Check	Rev
Project				
32 Clos Nant Y Cor, Pontprennau				
Drawing				
Proposed Ground Floor Plan				
Drawn by	Date			Scale
MI	13.11.17			1:100 @ A3
Job number	Drawing number			Revision
AS17.24	PL04			D
Original Drawing Size A3				

NOTES:
 All dimensions to be checked on site.
 All omissions and discrepancies to be reported immediately.
 Drawing subject to planning and building regulation approval.



PROPOSED
 FIRST FLOOR PLAN
 1:100

PLANNING

Date	Check	Rev

Project
 32 Clos Nant Y Cor,
 Pontprennau

Drawing
 Proposed First
 Floor Plans

Drawn by	Date	Scale
MI	13.11.17	1:100 @ A3
Job number	Drawing number	Revision
AS17.24	PL05	D

Original Drawing Size A3



1:100

