

COMMITTEE DATE: 18/09/2019

APPLICATION No. **19/02031/DCH** APPLICATION DATE: 19/07/2019

ED: **WHITCHURCH**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr Phillips

LOCATION: 9 KELSTON ROAD, WHITCHURCH, CARDIFF, CF14 2AG

PROPOSAL: HIP TO GABLE EXTENSION WITH REAR DORMER, SINGLE STOREY REAR EXTENSION

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 No: 9KR/19/02

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.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to a semi-detached dwelling house at 9 Kelston Road, Whitchurch. Planning permission is sought to a construct a ground floor single storey extension the property, as well as a hip to gable roof extension with rear dormer. The proposal will replace existing concrete tiles with slate, and the rear dormer will comprise of vertically hung slate tiles to match the roof.
- 1.2 The ground floor rear extension will extend a length of approximately 4.89 metres from the existing house, and will consist of a flat roof a height of approximately 3.375 metres. The extension will also have a roof lantern and will be finished in render to match the existing building. It is proposed to install a bifold doors to the rear of the extension. An existing lean-to single storey annexe will be removed to facilitate the construction of the extension.

2. **DESCRIPTION OF SITE**

The site has a trellis fence and hedgerow to eastern boundary with 7 Kelston Close. To the rear of the application site is a bowling green.

3. **SITE HISTORY**

3.1

Application No : 12/01668/DCH
Proposal : CREATION OF VEHICLE CROSSOVER
Application Type: HSE
Decision : PER
Decision Date : 07/11/2012

Application No : PD/12/00591/T
Proposal : EXTENSION
Application Type: PDV
Decision : PDV
Decision Date : 16/10/2012

4. **POLICY FRAMEWORK**

National Planning Policy

- *Planning Policy Wales (10th Ed) 2018*
- *Technical Advice Note 12: Design*
- *Development Management Manual*

Cardiff Local Development Plan 2006-2026 (2016)

- *Policy KP5 (Good Quality and Sustainable Design)*

Supplementary Planning Guidance

- *Residential Extensions and Alterations (2017)*

5. **REPRESENTATIONS**

5.1 Neighbours were consulted and no representations have been received.

6. **ANALYSIS**

6.1 The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours.

6.2 The proposed single storey rear extension and rear dormer extension are considered acceptable in regards to their scale and design will not prejudice the general character of the area. The proposal has been considered against Planning Policy and the Residential Extensions & Alterations Supplementary Planning Guidance (November 2017). The proposed façade of the rear dormer is set up from the rear main external wall of the dwelling and set down from the ridge and set in from either side by an appropriate distance and will be finished in materials which reflect the main dwelling. In regards to the rear extension an area of useable amenity space, in excess of minimum standards would be retained beyond the extension in the rear garden.

6.3 The scale of the extensions and their relationship with the existing dwelling and that of neighbouring properties is considered acceptable. It is not considered that the works would be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority. It should be noted that the

Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 allows certain development without the need for gaining permission from the Local Planning Authority and that the proposed hip to gable roof extension would appear to meet the criteria as set within the order.

- 6.4 The proposal is considered to not prejudice the privacy of neighbours.
- 6.5 Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended, subject to conditions.

H.M. LAND REGISTRY

TITLE NUMBER

WA99211

ORDNANCE SURVEY
PLAN REFERENCE

COUNTY

SHEET

NATIONAL GRID

SECTION

~~SOUTH GLAMORGAN~~

ST 1480

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Scale 1:1250

~~CARDIFF DISTRICT~~

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ADMINISTRATIVE AREA CARDIFF COMMUNITY

CARDIFF
CAERDYDD



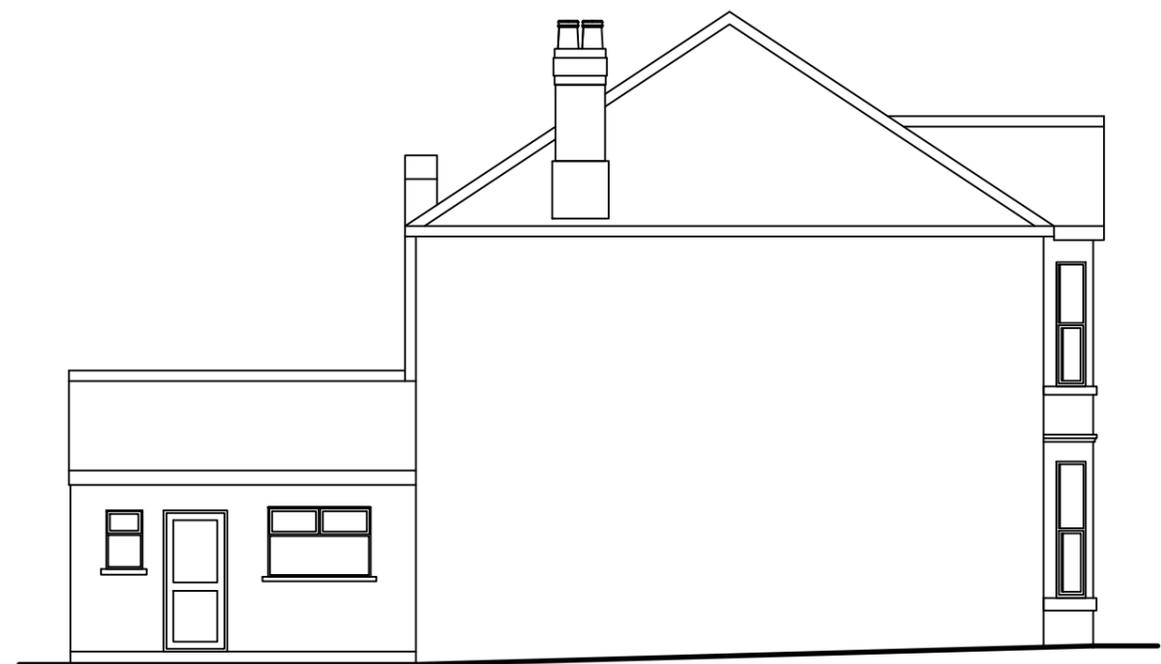
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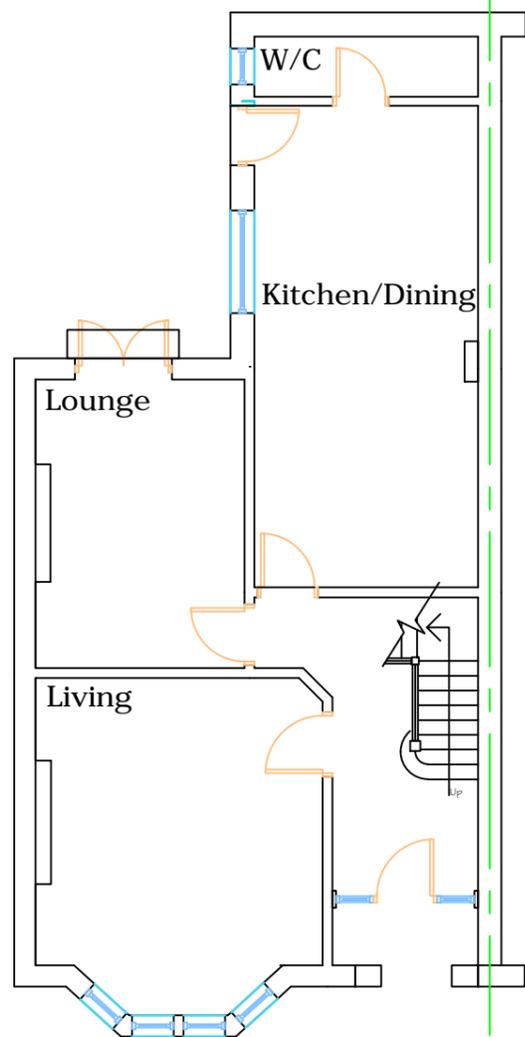
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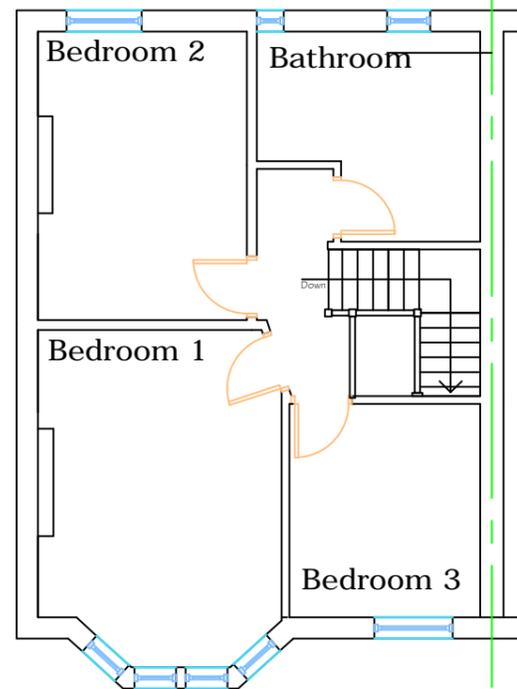
Rear



Side
Existing Elevations



Ground



First

Existing Plans

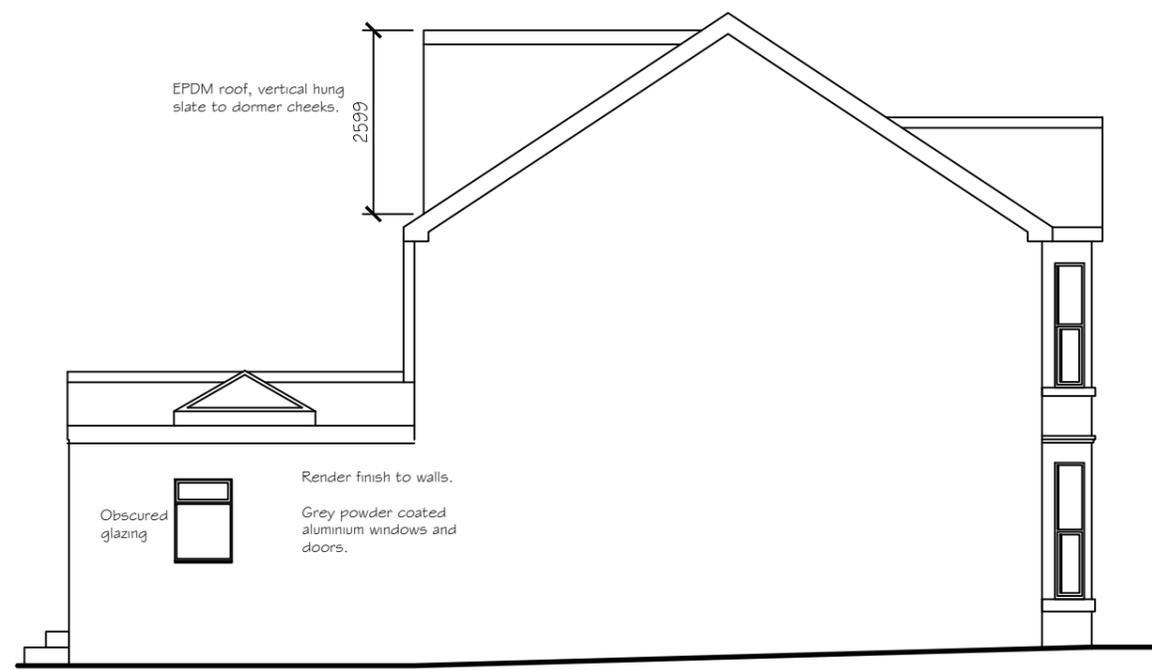
	© This drawing is copyright. 9 Kelston Road Whitchurch Cardiff	
	EXISTING PLANS & ELEVATIONS	
Scale: 1:100@A3	Drwg No. 9KR/19/01	
Date: July 2019		
Revisions:		
<small>Drawings not to be scaled, use figured dimensions and levels only. Any inaccuracies should be notified to the architect.</small>		



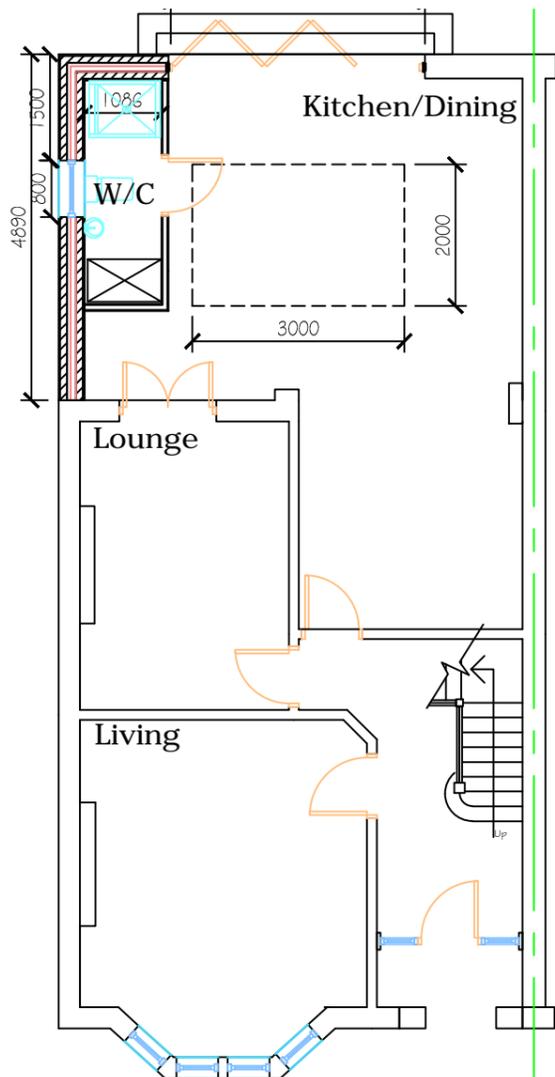
Front



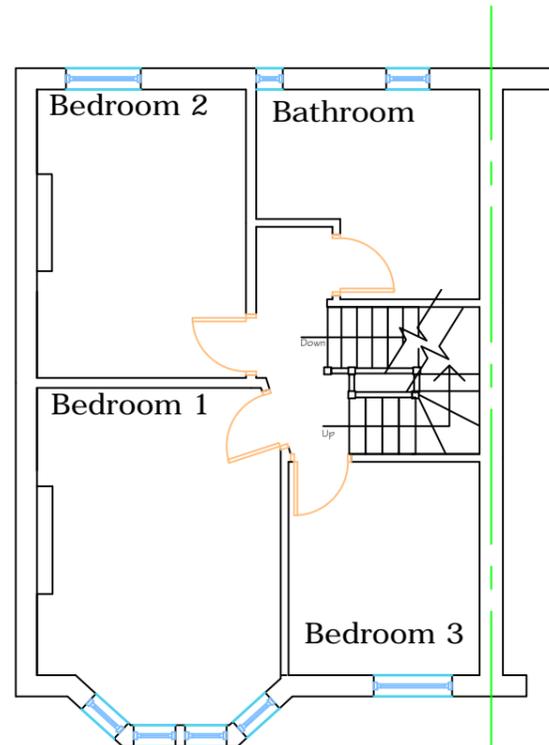
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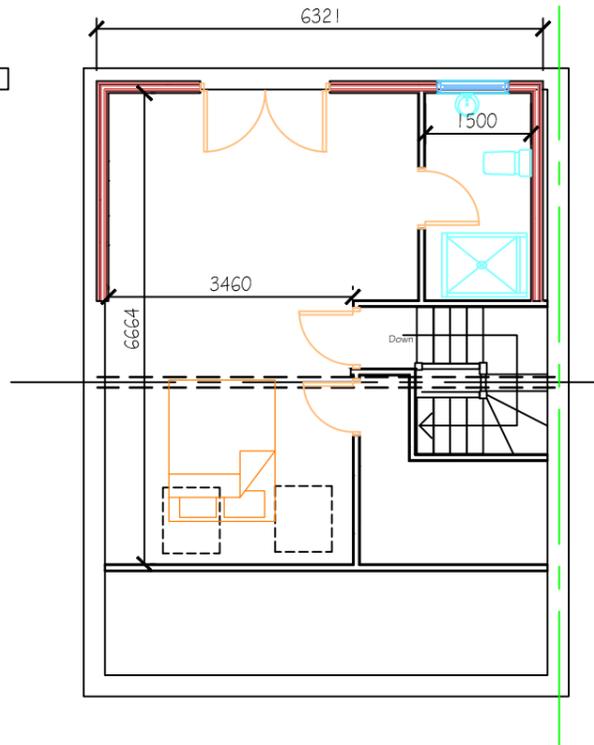
Side
Proposed Elevations



Ground



First



Loft

Proposed Plans

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PROPOSED PLANS & ELEVATIONS	
Scale: 1:100@A3	Drwg No. 9KR/19/02
Date: July 2019	

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