

LOCAL MEMBER OBJECTION

COMMITTEE DATE: 14/12/2016

APPLICATION No. **16/02289/DCH** APPLICATION DATE: 23/09/2016

ED: **CYNCOED**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr & Mrs Knowles

LOCATION: 11 HENLLYS ROAD, CYNCOED, CARDIFF, CF23 6NL

PROPOSAL: THE CONSTRUCTION OF A 2 STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS

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:
 - G2016/LPS/125/SLP/100
 - G2016/LPS/125/SLP/01
 - G2016/LPS/125/SLP/02
 - G2016/LPS/125/SLP/03
 - G2016/LPS/125/SLP/04C
 - G2016/LPS/125/SLP/05C
 - G2016/LPS/125/SLP/06C

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 extensions hereby permitted shall match those used on the existing building.

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.
4. The new first floor window shown in the side (north-east) elevation of the dwelling shall be obscurely glazed and non-opening below a height of 1.7 metres from internal floor level and so retained.

Reason: To protect the privacy of occupiers of neighbouring properties 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 property located on Henllys Road, a residential street consisting of predominantly post Second World War detached and semi-detached housing.
- 1.2 The site measures approximately 668 square metres and consists of a landscaped garden bounded by a block dwarf wall at the front of the property and a large rear garden enclosed by large trees on its North Western (rear) boundary and mature trees and shrubs on the shared side boundaries. A detached pitched roof garage and driveway are sited at the side/rear of the dwelling house.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for the construction of a two storey hipped roof extension and single storey extension on the rear elevation of the dwelling house.
- 2.2 The two storey extension will project out 4 metres from the rear elevation of the dwelling, will be 5.5 metres in eaves height, and 7.3 metres to the ridge. The extension will feature a hipped roof design and will be finished in pebble dash render to match the existing property. The single storey extension will also project 4 metres from the rear wall of the existing dwelling and will feature a flat roofed design with a maximum height of 2.9 metres. The single storey extension will be positioned adjacent to the common boundary with the adjoining semi-detached property.

3. PLANNING HISTORY

- 3.1 There is no planning history relating to the application site.

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

- Residential Extensions and Alterations (2015)

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 No internal consultations have been made.

6. EXTERNAL CONSULTEE RESPONSES

- 6.1 No external agencies have been consulted.

7. REPRESENTATIONS

- 7.1 A letter of objection was received from the neighbour at no. 13 Henllys Road. The neighbour objects to the proposal on the following grounds:

- The close proximity and the height of the proposed two storey 4 metre long extension will be overbearing and oppressive.
- The height and depth of the proposed two storey extension will cause a loss of sunlight and daylight.
- The loss of light and the dominance due to the scale of the proposed extension will have an adverse effect on the neighbours living conditions and on her enjoyment of her property.

- 7.2 Ward Member Councillors Margaret Jones and Kate Lloyd, object to the proposal on the basis that it would have an overbearing impact on the neighbouring occupier at no. 13 Henllys Road.

8. ANALYSIS

8.1 Introduction

- 8.1.1 The principle matters for consideration are:

- The effect of the proposal upon 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 on the character of the area and on the character of the original dwelling.

- 8.2.1 The proposed extensions will be sited on the rear elevation of the dwelling house and will have little or no impact on the visual amenity of the surrounding

area. The two storey extension will be set down from the ridgeline and its combined length and height is considered subservient to that of the main dwelling house. Accordingly, the two storey 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 single storey extension would meet the requirements for 'Permitted Development' under Class A of Part 1 of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 and would not constitute development requiring planning permission.

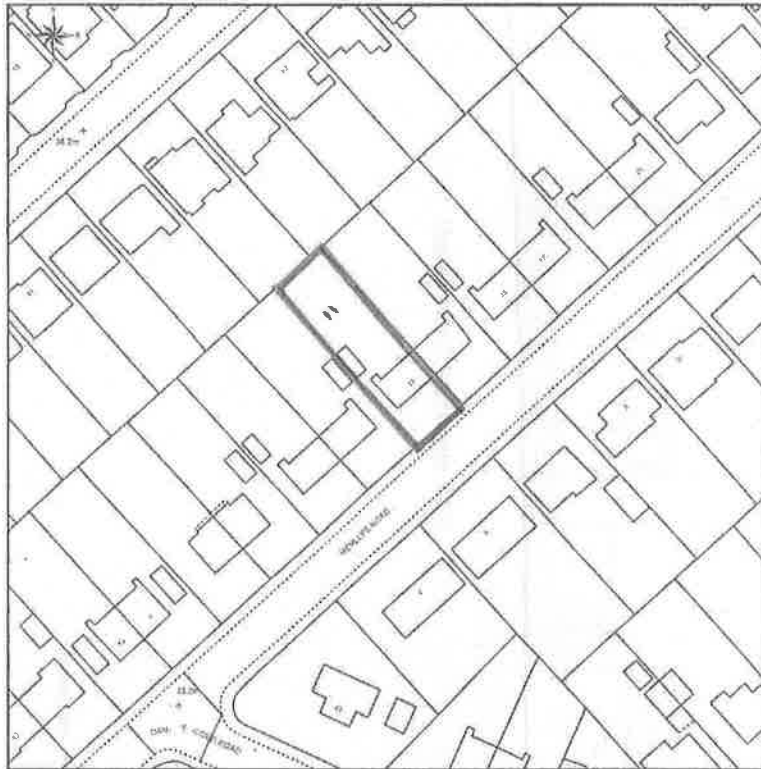
8.3 Impact on the Amenity of the neighbouring occupiers

- 8.3.1 The two storey extension has been amended so that it is set back 2 metres off the shared boundary with no. 13 Henllys Road and the originally designed gable end roof has been altered to a hip design. It is considered that the 2 metre separation distance from the shared boundary and the revised roof design has resulted in an improvement to the original scheme and whilst the comments of the neighbour are noted it is considered that the alterations to the original scheme will result in an improvement to the situation as they relate to the potential for overshadowing and possible impact on outlook.

8.4 Conclusion

- 8.4.1 Having regard to the policy context above and the amendment to the design of the structure which is considered to have improved the relationship of the proposed extension with the neighbouring property, the proposal is considered, on balance, acceptable and it is recommended planning permission be granted subject to conditions.

Location Plan of cf236nl



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0m 10m 20m 30m 40m 50m 60m 70m

Scale: 1:1250, paper size: A4

PROPOSED EXTENSION

11 HENLLYS ROAD

CYNCOED

CARDIFF

CF23.6NL

SITE LOCATION PLAN

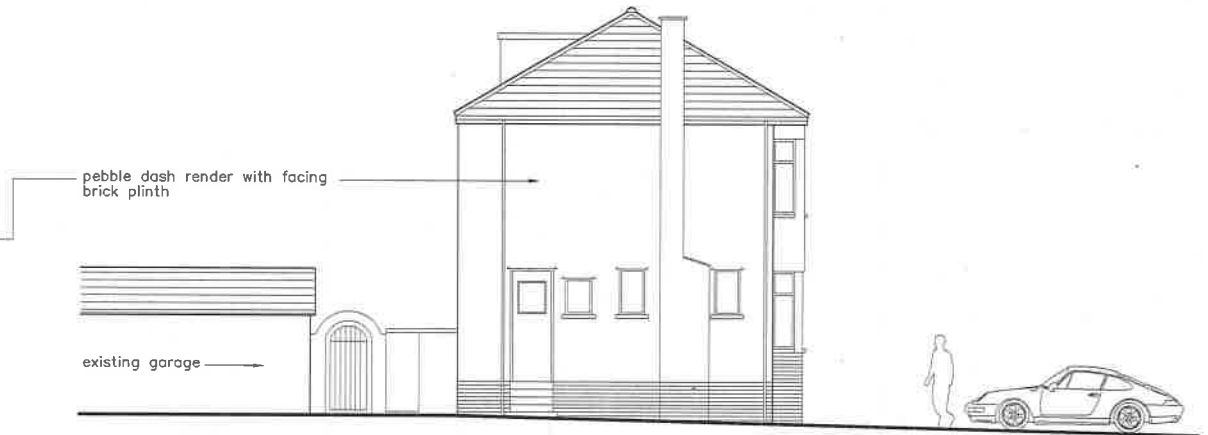
DRWG. NO : 92016-LPS-125-SLP.100

plans ahead by emapsite™

Prepared by: David Willicombe, 22-09-2016



front elevation (north west)



side elevation (north east)



rear elevation (south east)

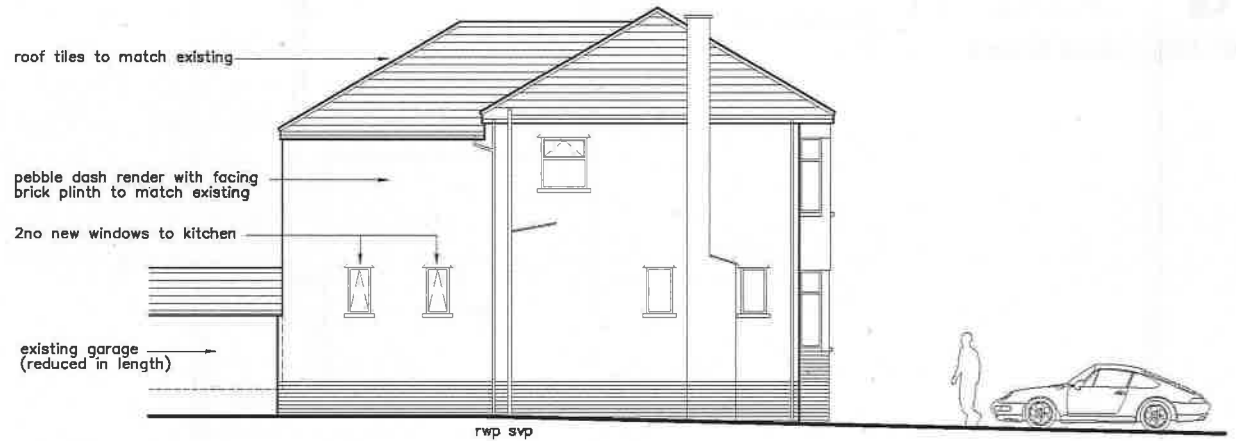
existing elevations

project no	G2016/LPS/125/03	LLOYDS Property Maintenance Services Ltd	
date	08/2016		
scale	1:100 @ A3		
client	Mr + Mrs Knowles	(t) 01833 440086	(m) 07772 698406
		(e) lloydsps@live.co.uk	
project	Proposed Extension : 11 Henllys Road : Cardiff : CF23.6NL		

AMENDED PLAN



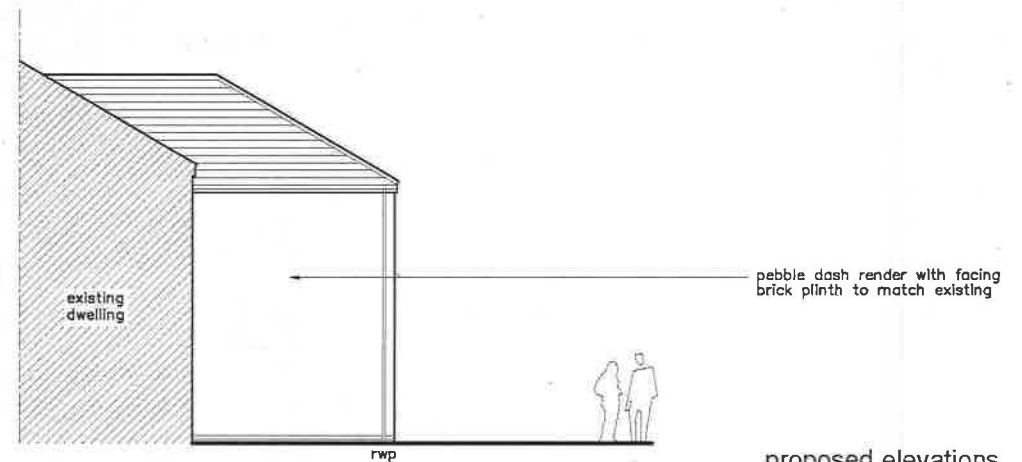
front elevation (north west)



side elevation (north east)



rear elevation (south east)



side elevation (south east)

proposed elevations

project no	G2016/LPS/125/06C
date	08/2016
scale	1:100 @ A3
client	Mr + Mrs Knowles
project	Proposed Extension

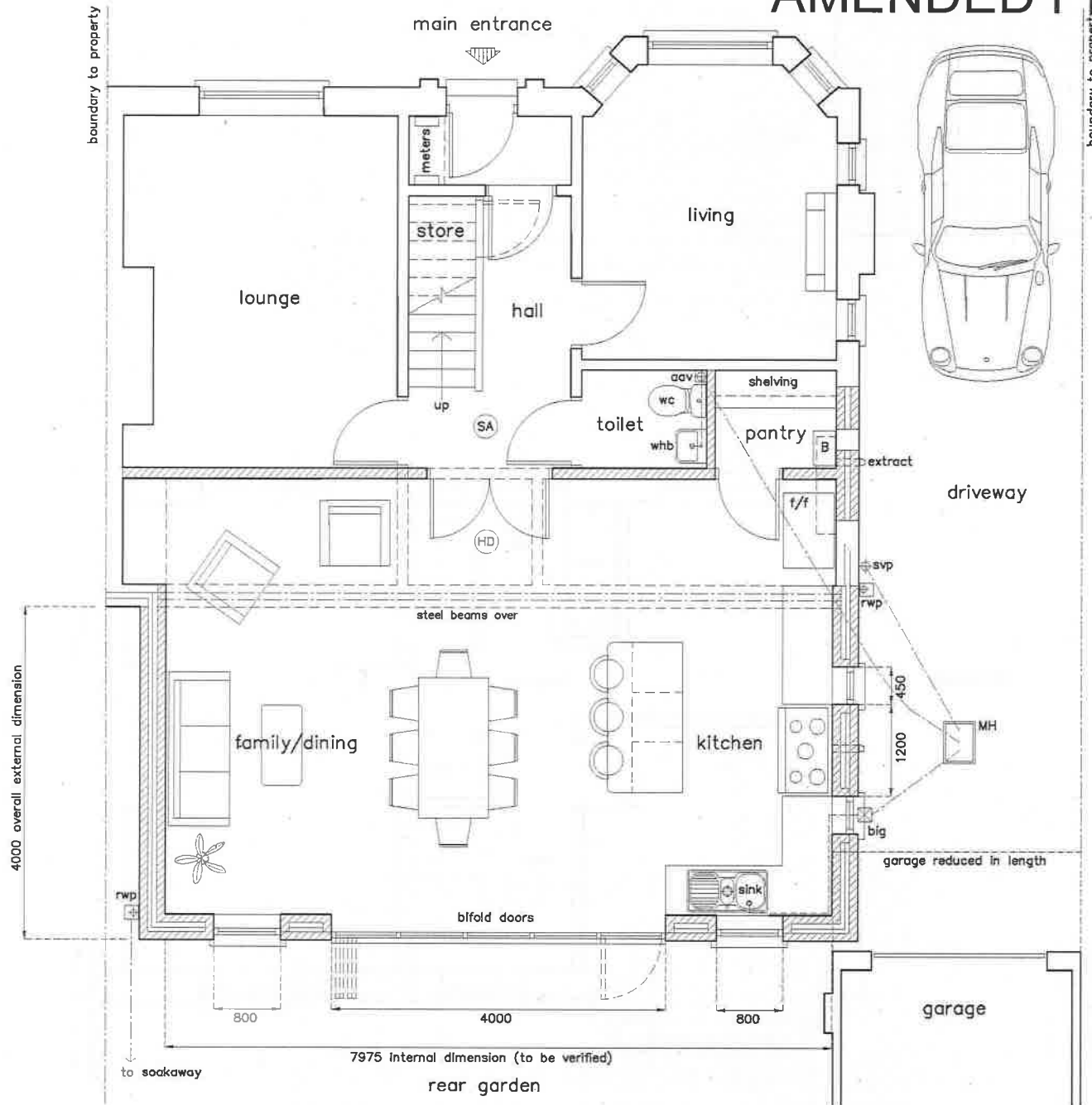
LLOYDS
Property Maintenance Services Ltd



(t) 01633-44008 (m) 07772-648400 (e) lloydsmaintenance.co.uk

project : Proposed Extension : 11 Henllys Road : Cardiff : CF23 6NL

AMENDED PLAN



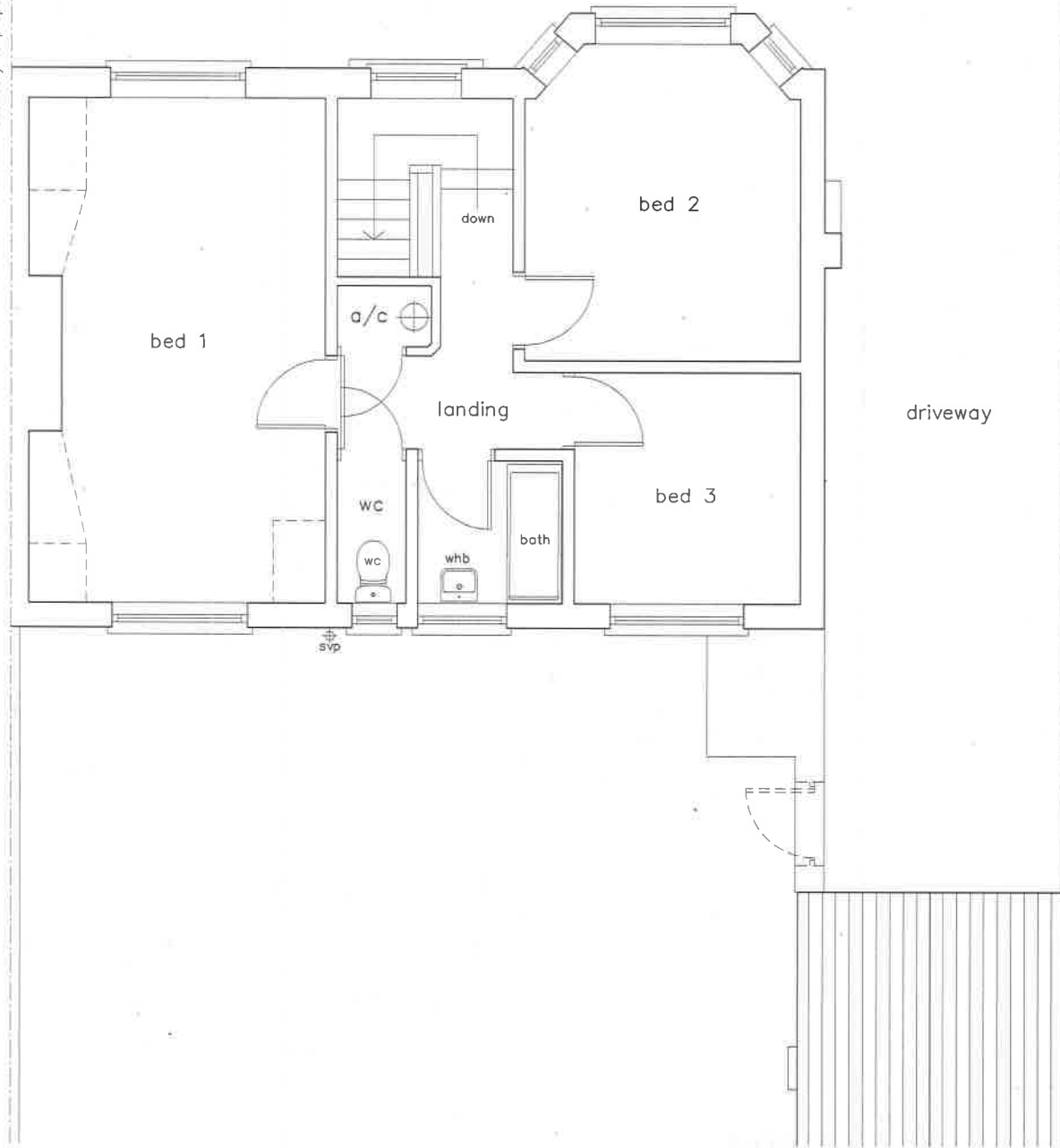
proposed ground floor plan

project no	G2016/LPS/125/04C
date	08/2016
scale	1:50 A3
client	Mr + Mrs Knowles
project	Proposed Extension : 11 Henllys Road : Cardiff : CF23 6NL

LLOYDS
Property Maintenance Services Ltd

tel: 01653 440066 | fax: 07772 699406 | email: lloyds@live.co.uk

boundary to property



boundary to property



existing first floor plan

project no G2016/LPS/125/02

date 08/2016

scale 1:50 @ A3

client Mr + Mrs Knowles

LLOYDS
Property Maintenance Services Ltd

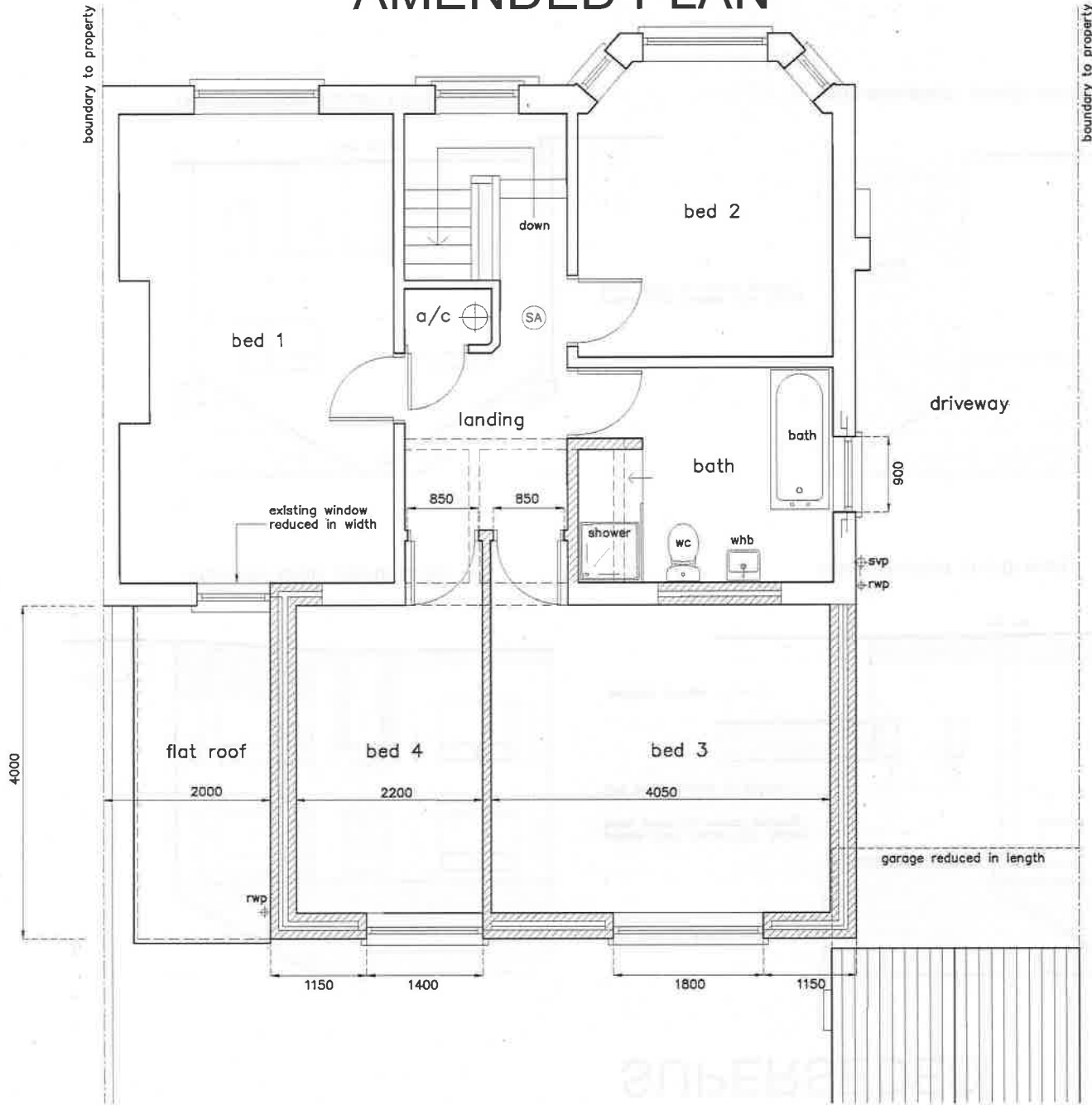


(t) 01333 440086 (m) 07772 898408

(e) lloyds@live.co.uk

project Proposed Extension : 11 Henllys Road : Cardiff : CF23.6NL

AMENDED PLAN



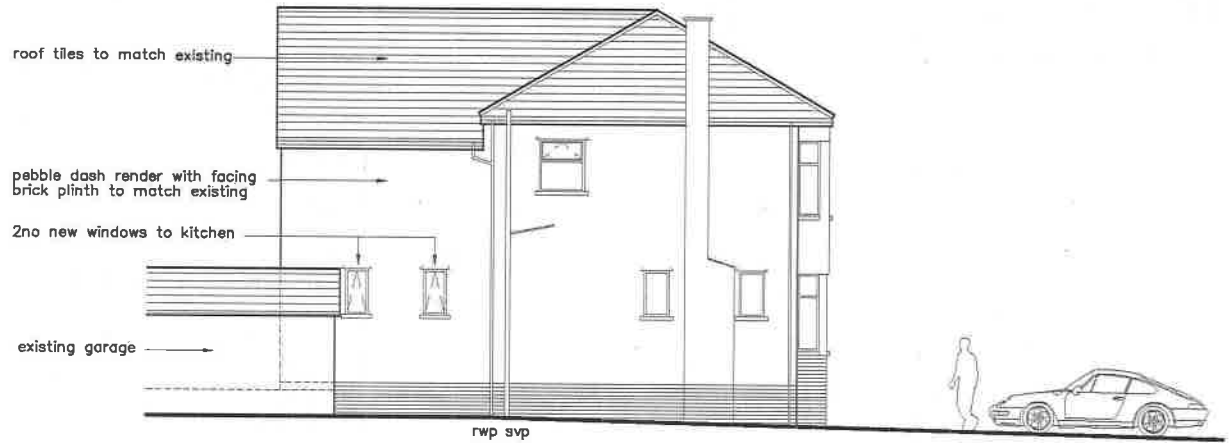
proposed first floor plan

project no	G2016/LPS/125/05C	
date	08/2016	
scale	1:50 @ A3	
client	Mr + Mrs Knowles	(t) 01633 440086 (m) 07772 699406 (e) lloydssrd@lps.co.uk
project	Proposed Extension : 11 Henllys Road : Cardiff : CF23 6NL	

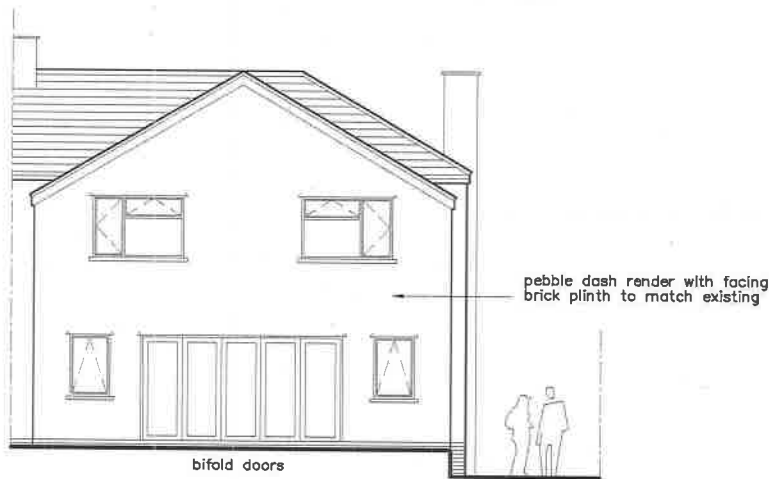
SUPERSEDED



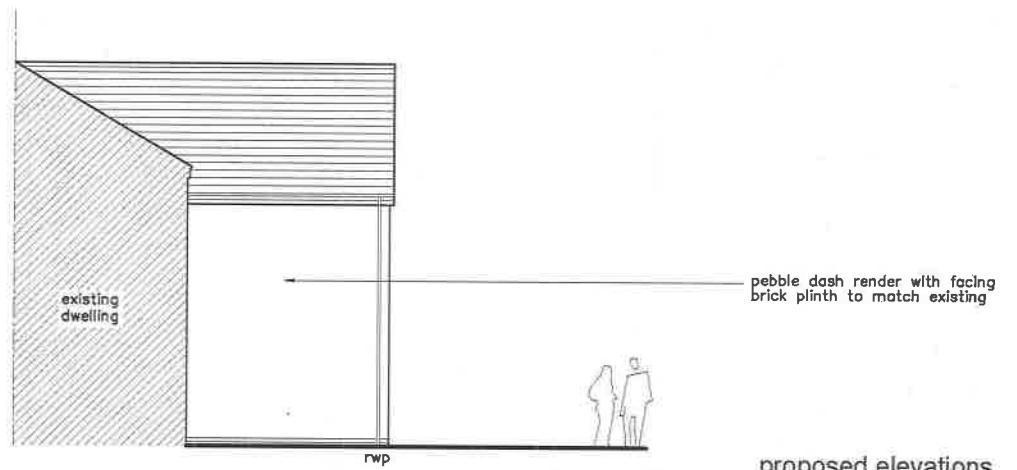
front elevation (north west)



side elevation (north east)



rear elevation (south east)



side elevation (south east)

proposed elevations

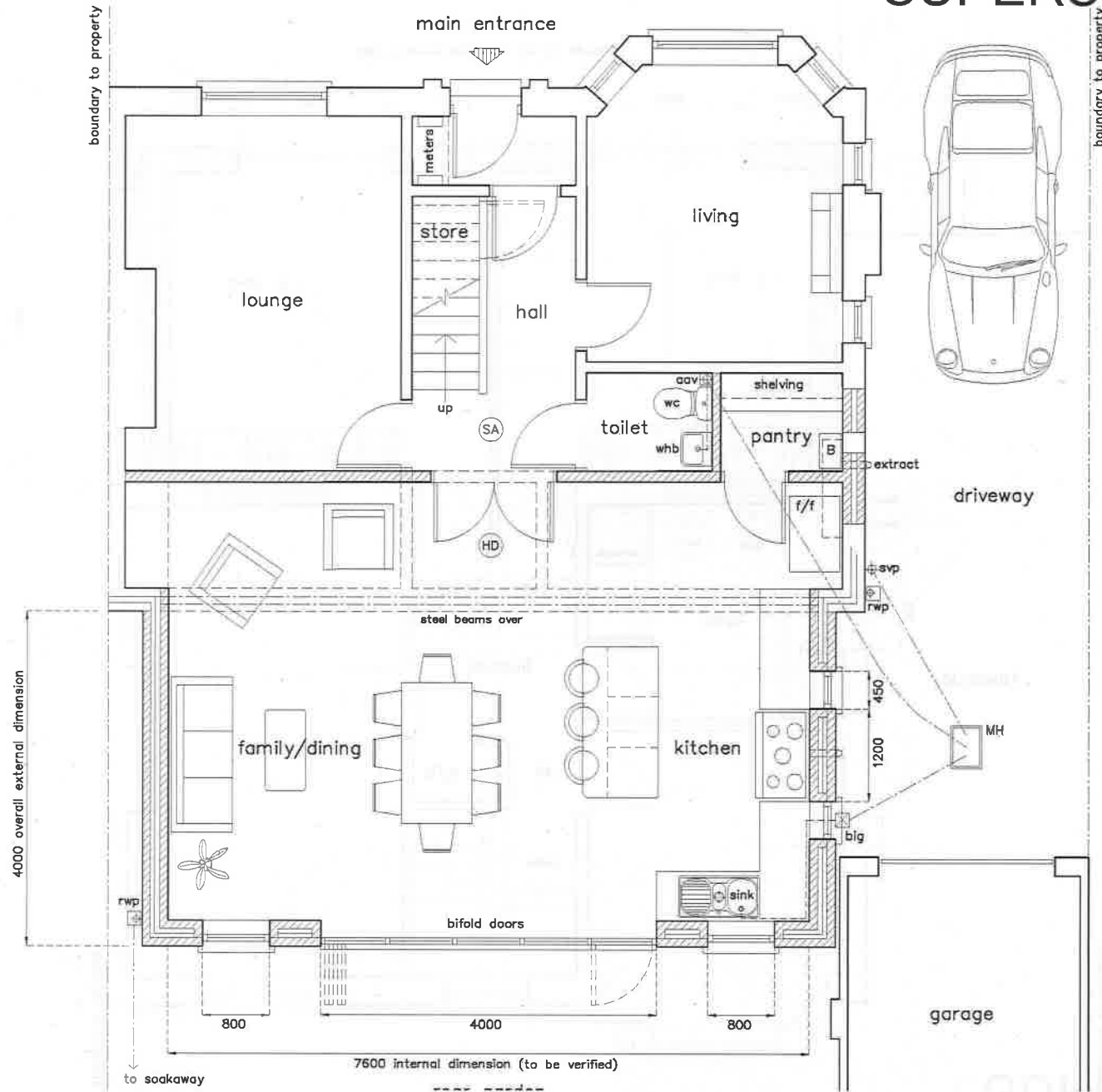
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scale	1:100 @ A3		
client	Mr + Mrs Knowles	(t) 01283 440090	(m) 07772 898496
project	Proposed Extension : 11 Henllys Road : Cardiff : CF23.6NL		

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(e) lloyds@live.co.uk

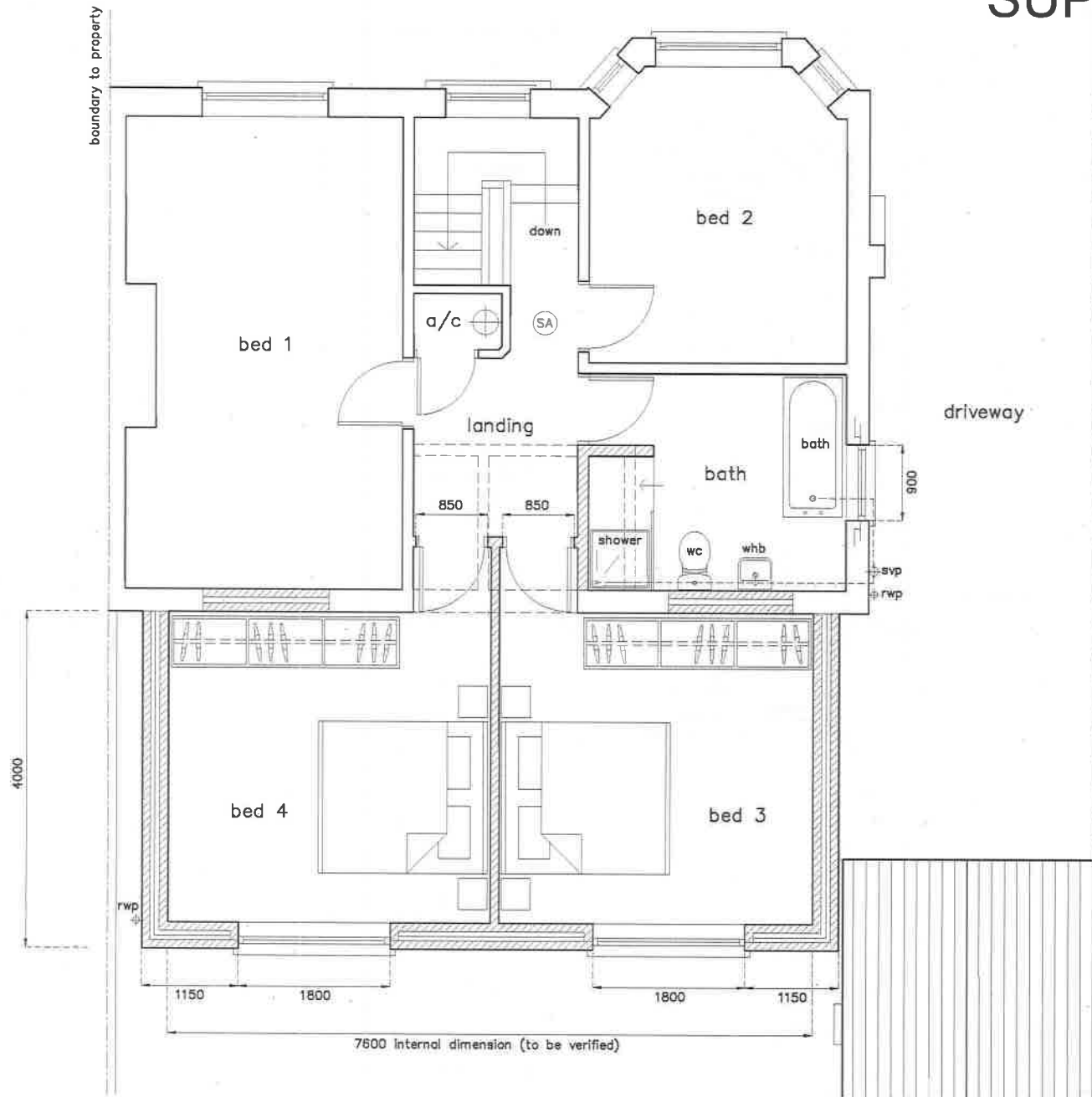
SUPERSEDED



proposed ground floor plan

project no	G2016/LPS/125/04B	LLOYDS Property Maintenance Services Ltd	
date	08/2016		
scale	1:50 @ A3	(t) 01833 440086 (m) 07772 698406 (e) lloydskd@live.co.uk	
client	Mr + Mrs Knowles	project	Proposed Extension : 11 Henllys Road : Cardiff : CF23 6NL

SUPERSEDED



proposed first floor plan

project no	G2016/LPS/125/058	LLOYDS Property Maintenance Services Ltd	
date	08/2016		
scale	1:50 @ A3		
client	Mr + Mrs Knowles	(t) 01633 440086 (m) 07772588408	(e) lloyds@lps.co.uk
project	Proposed Extension : 11 Henllys Road : Cardiff : CF23 6NL		