

COMMITTEE DATE: 19/12/2018

APPLICATION No. **18/02535/DCH** APPLICATION DATE: 30/10/2018

ED: **HEATH**

APP: TYPE: Householder Planning Permission

APPLICANT: Mrs Cowan

LOCATION: 198 MANOR WAY, WHITCHURCH, CARDIFF, CF14 1RP

PROPOSAL: GROUND FLOOR EXTENSIONS TO SIDES AND REAR

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: Project 5382 Drawing 03

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.

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 PROPOSED DEVELOPMENT**

- 1.1 This planning application relates to a semi-detached dwelling house at 198 Manor Way, Whitchurch. Planning permission is sought to construct a ground floor single storey extension to the north western side and north eastern rear elevations of the property. The extension will have two mono pitched roofs (max height 4 metres) with concrete roof tiles, and a central flat sedum roof to the rear of the property (3.1 metres in height). The rear extension will extend a width of 13.6 metres (approx). It is proposed to install a glazed patio door and bifold doors to the rear of the extension.

2. **DESCRIPTION OF SITE**

The site has a high hedgerow on the north western boundary with 200 Manor Way, and a wooden fence (1.8m approx) and low brick wall along the south eastern boundary with Manor Close. To the rear of the application site is a bungalow.

3. **SITE HISTORY**

3.1 None

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**

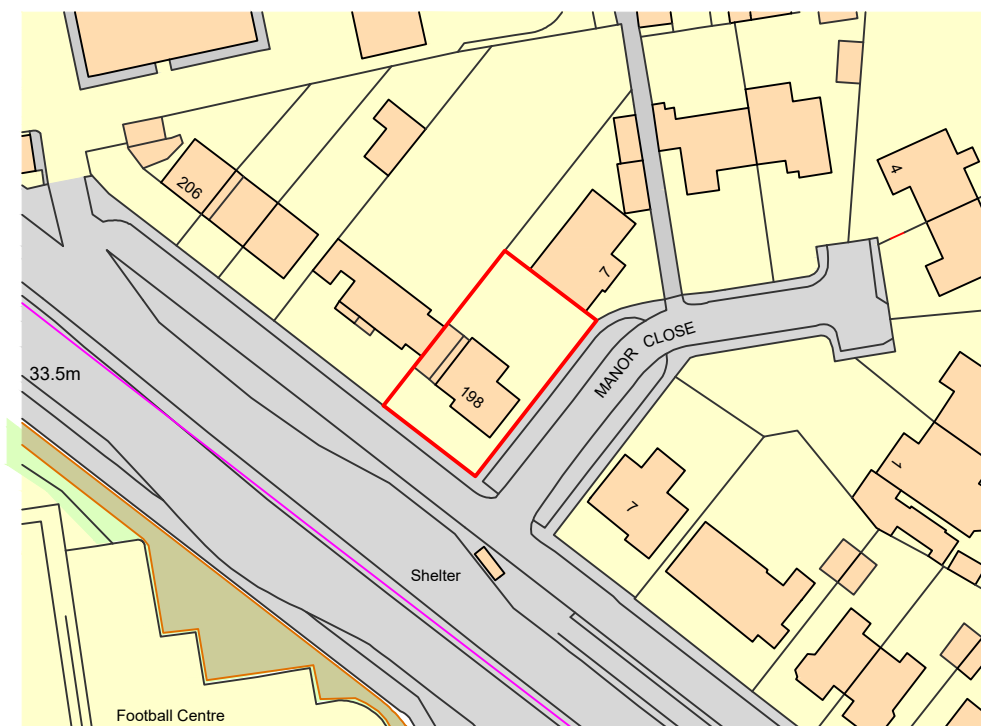
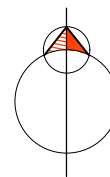
6.1 The key issues are the effect of the proposal upon the character and appearance of the area and on the living conditions of neighbours.

6.2 The proposed rear extension and side 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. The proposal has been considered against Planning Policy and the Residential Extensions & Alterations Supplementary Planning Guidance (November 2017). A large area of useable amenity space, well in excess of minimum standards would be retained beyond the extension.

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 proposal would be overbearing or generally un-neighbourly which would justify concern for the Local Planning Authority.

6.4 The proposal will 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.



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Project

198 Manor Way, Heath
CARDIFF

Title

Site Location Plan

@rchitecture

32 Castell Coch View Tongwynlais
Cardiff CF15 7LA
02920520800

design@atrchitecture.co.uk

5382

Project

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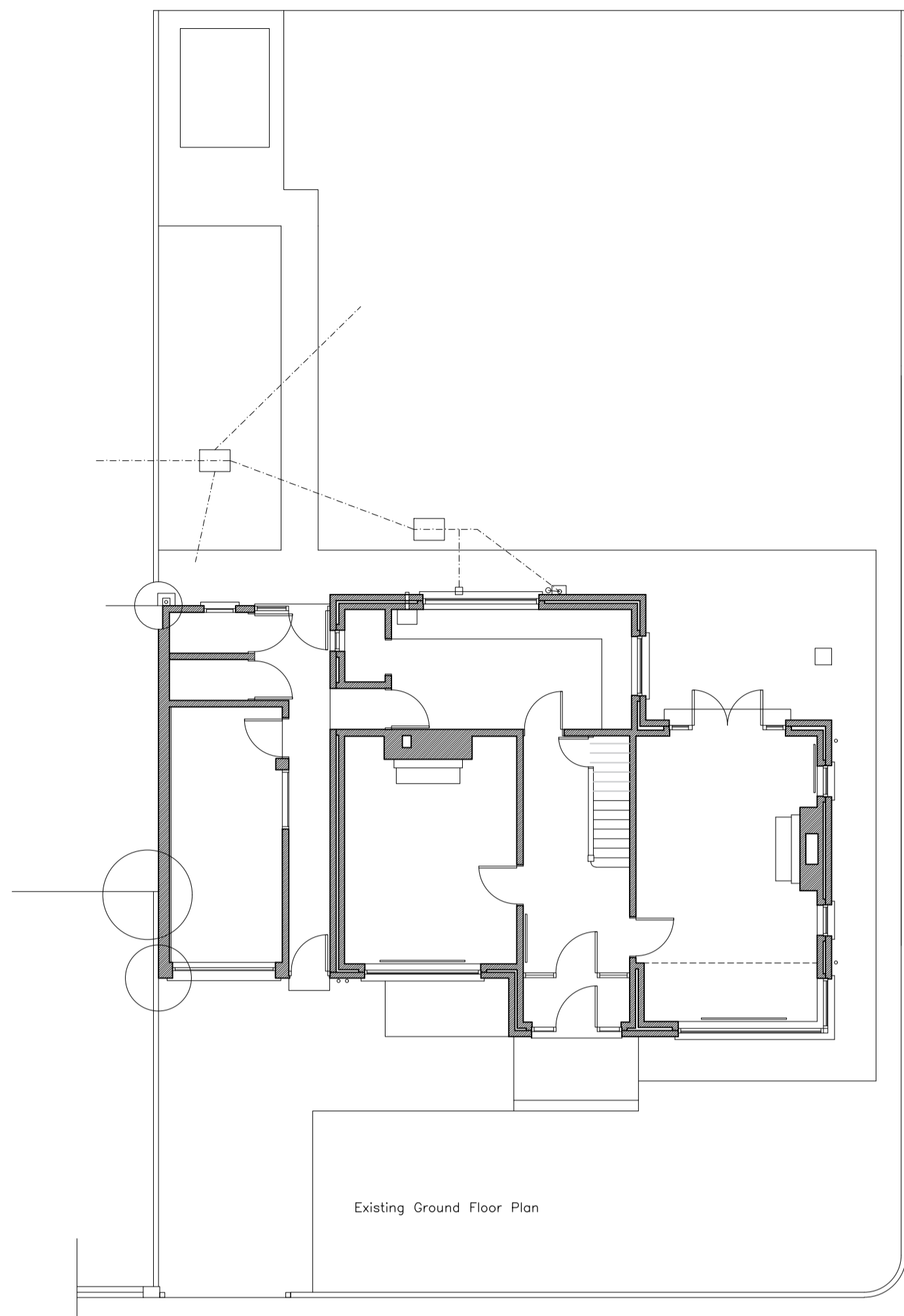
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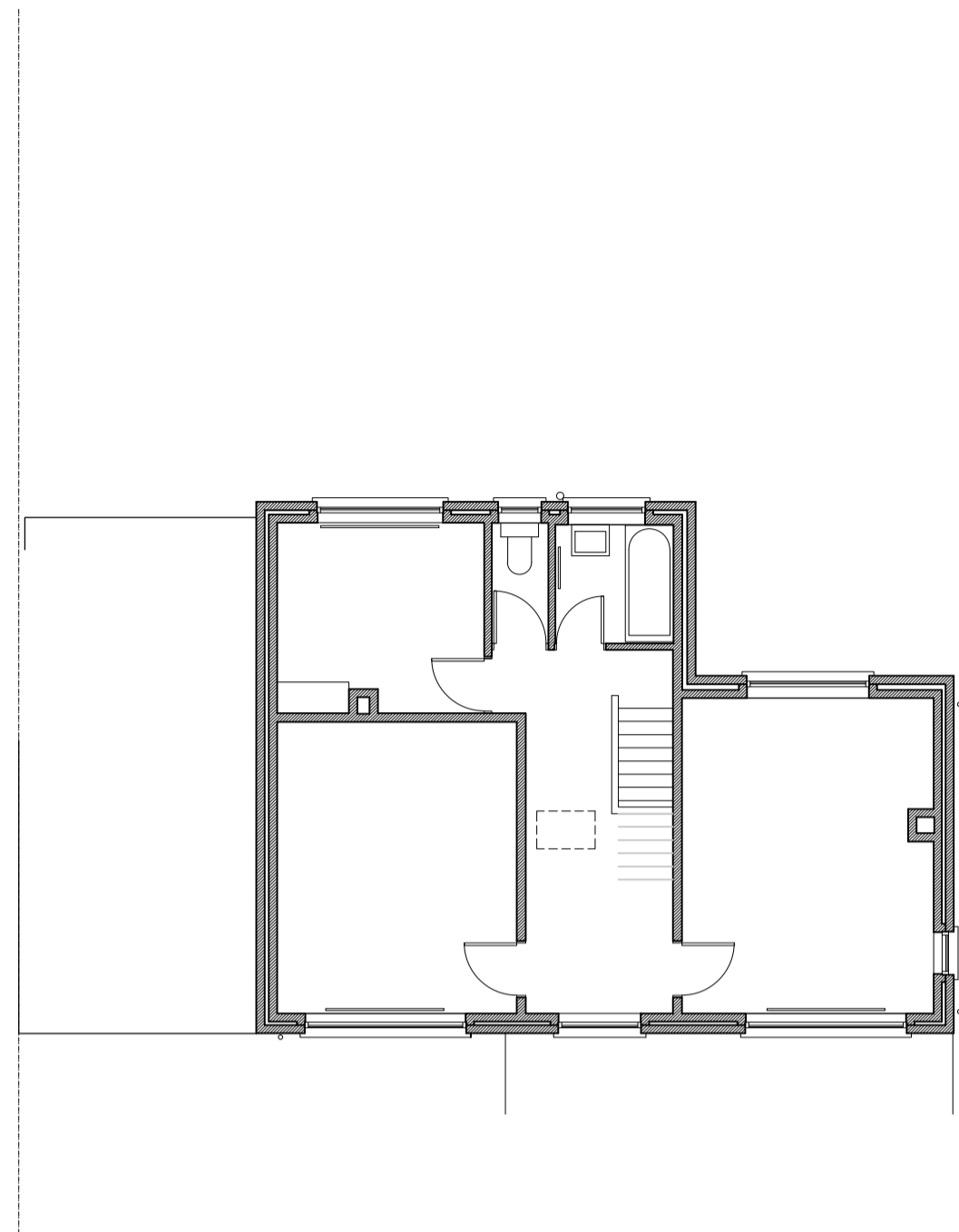
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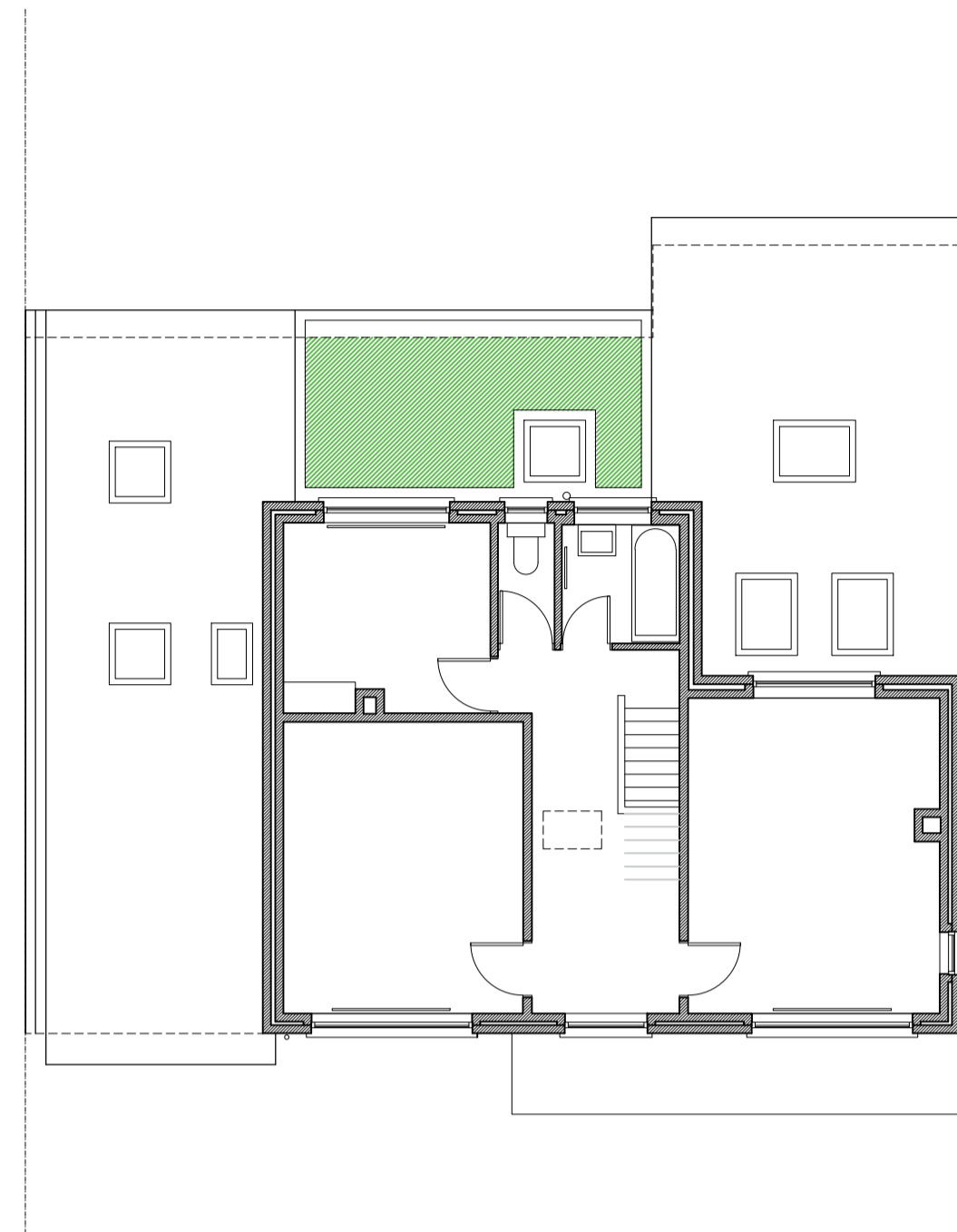
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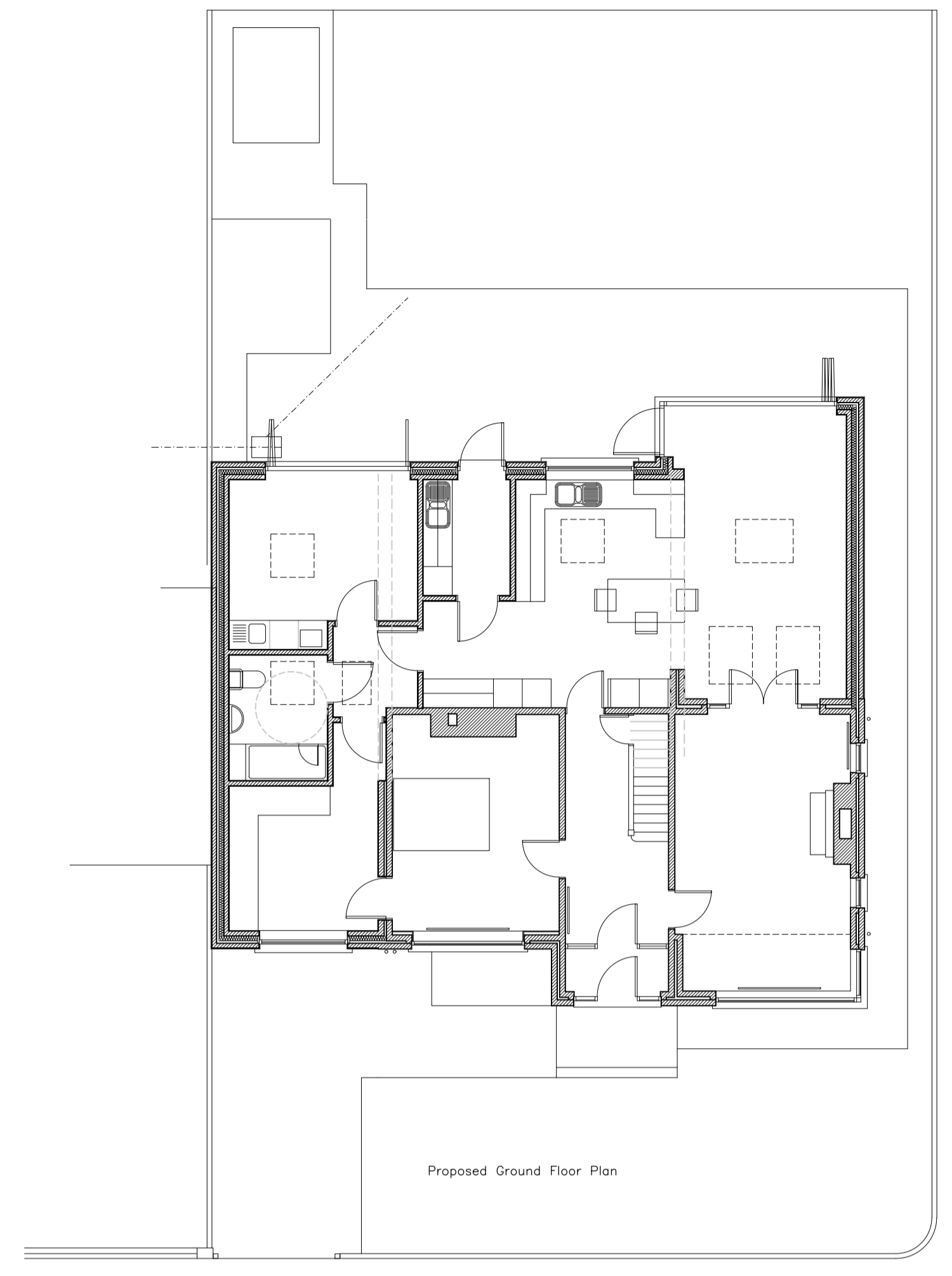
Existing Ground Floor Plan



Existing First Floor Plan



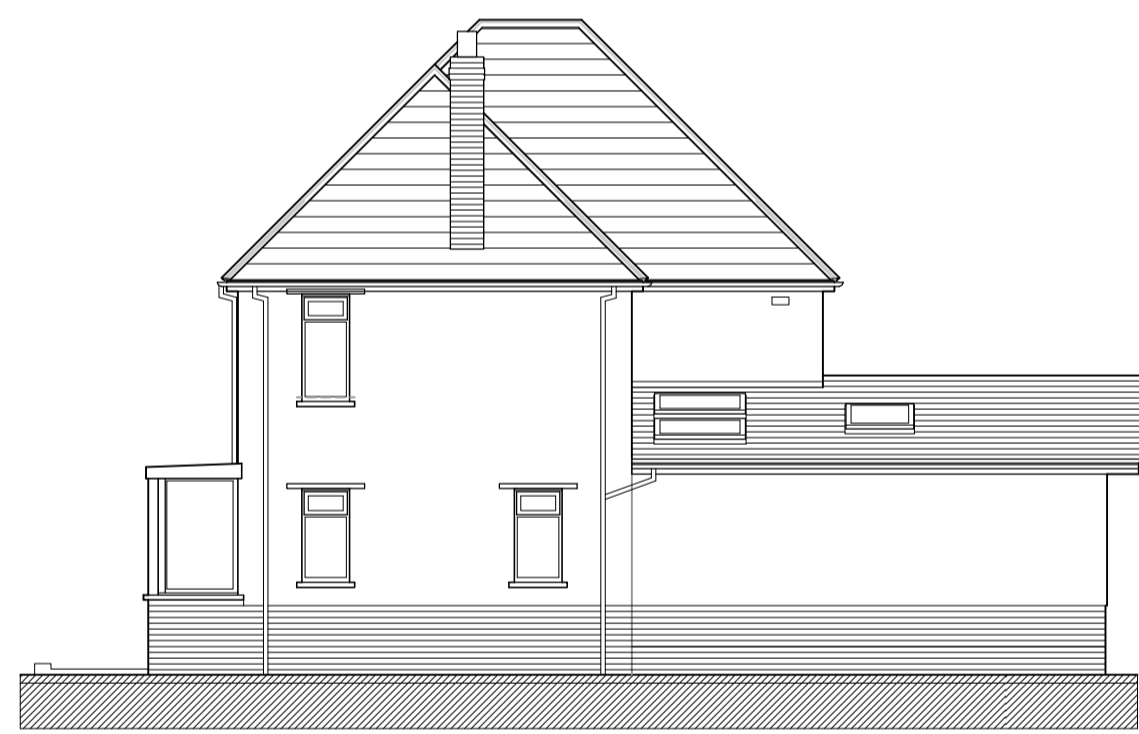
Proposed First Floor and Roof Plan



Proposed Ground Floor Plan



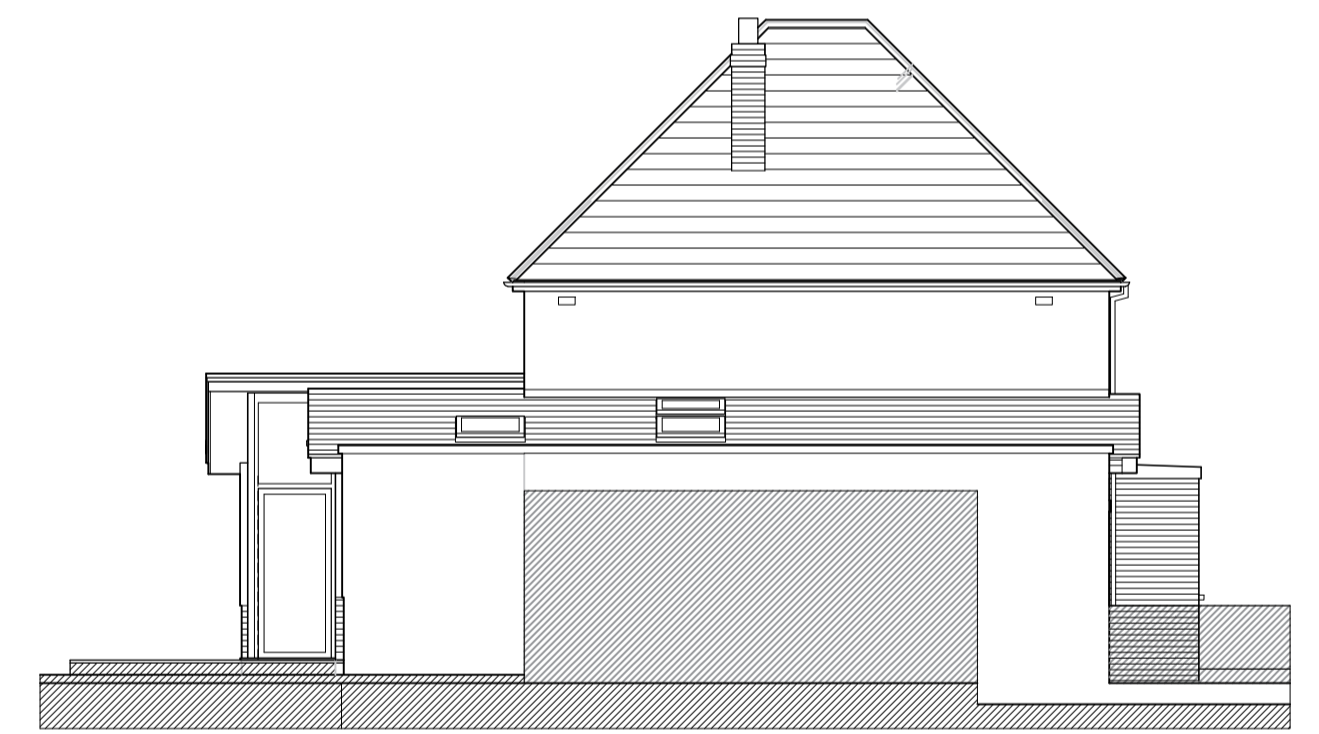
Proposed Front Elevation



Proposed Side Elevation to Manor Close



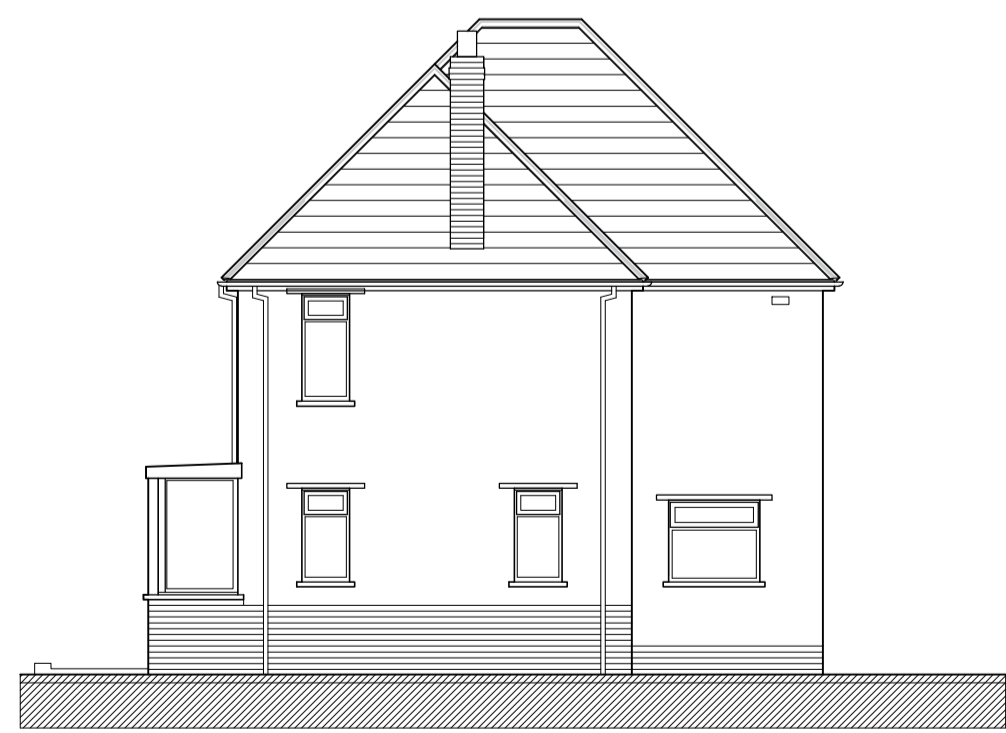
Proposed Rear Elevation



Proposed Side Elevation to Neighbour



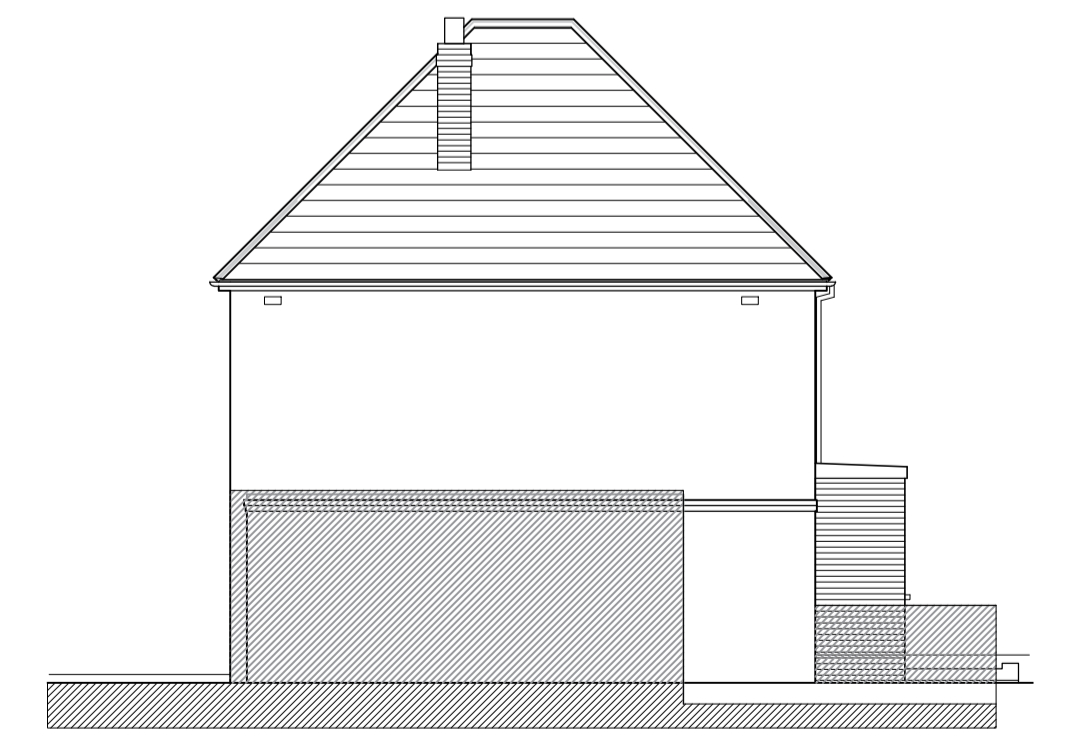
Existing Front Elevation



Existing Side Elevation to Manor Close



Existing Rear Elevation



Existing Side Elevation to Neighbour

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Rev Date: Revision:

Project
198 Manor Way

Title
Existing & Proposed

@rchitecture

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Amend				Scale		100



