

## MEMBER AS INTERESTED PARTY

COMMITTEE DATE: 27/01/2021

APPLICATION No. **20/02372/DCH** APPLICATION DATE: 17/11/2020

ED: **LLANDAFF NORTH**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr Ali

LOCATION: 64 COLLEGE ROAD, LLANDAFF NORTH, CARDIFF, CF14 2JZ

PROPOSAL: SINGLE STOREY SIDE EXTENSION INCORPORATING PORCH

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RECOMMENDATION: 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:
  - Existing and Proposed Elevations. Project 5259. Drwg 02. Amnd B
  - Existing and Proposed Plans. Project 5259. Drwg 01. Amnd A

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows, roof windows or dormer roof extensions shall be inserted or built within the extension hereby approved other than those windows illustrated on the submitted plans.

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

4. The materials to be used in the construction of the external surfaces of the extension 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 2006-2026.

## **1. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission for a side extension to a two storey semi-detached residential property. The extension would incorporate a front projecting porch feature and is illustrated to be finished in materials to match the existing dwelling house. The extension would have an irregular floor plan and would taper in line with the side boundary of the property.

## **2. SITE DESCRITPION**

- 2.1 The property is a semi-detached dwellinghouse located in the Llandaff North area of Cardiff. The property is attached to No. 66 College Road located to its north and is bounded by No. 62 College Road located to its south west. The plot is roughly triangular in shape and is located opposite the Llandaff North/Gabalfa Hub/Hwb Centre.

## **3. RELEVANT SITE HISTORY**

016/01346/W : VEHICLE CROSSOVER AND DRIVEWAY: 27/07/2016 :  
PERMISSION GRANTED

## **4. POLICY FRAMEWORK**

- 4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.

4.2 Relevant National Planning Guidance:

Planning Policy Wales: Edition 10 (2018)  
Planning Policy Wales TAN 12: Design  
Development Management Manual

4.3 Relevant Cardiff Local Development Plan Policies:

Policy KP5: Good Quality and Sustainable Design

4.4 Relevant Supplementary Planning Guidance:

Residential Extensions & Alterations (2017)

## **5. INTERNAL CONSULTEE RESPONSES**

- 5.1 None

## **6. EXTERNAL CONSULTEE RESPONSES**

- 6.1 None

7. **REPRESENTATIONS**

- 7.1 Neighbouring occupiers have been consulted. No objections have been received.

8. **ANALYSIS**

- 8.1 The key issues for consideration are the effect of the extension upon the character of the area and its impact on the amenity of neighbouring occupiers.

- 8.2 **Policy Considerations** - Policy KP5 (*Good Quality and Sustainable Design*) of the Local Development Plan (2016) and the Residential Extensions and Alterations Supplementary Guidance (2017) are relevant to the consideration of the proposal.

Policy KP5 of the Cardiff Local Development Plan includes the following:

*All new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:*

*i. Responding 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;*

*x. Ensuring no undue effect on the amenity of neighbouring occupiers and connecting positively to surrounding communities*

- 8.3 The proposed extension is considered acceptable in regards to its scale and design and will not prejudice the general character of the area. The property features a relatively large front garden and the main house is set back from the highway. Although the extension would feature a front porch and project a small distance forward of the existing dwelling house, the main mass of the extension projects to the side of the existing dwelling house. It is noted that an extension exists of a similar design in the immediately vicinity on the corner of Bala Road. The extension is illustrated to be finished in materials that match the existing dwelling house and a condition can be applied to ensure that an appropriate finish is implemented.

- 8.4 The scale of the extension and its relationship with the existing dwelling and that of neighbouring properties is considered acceptable. The extension would be single storey and feature a pitched roof with an irregular roof form resulting from the irregular floor plan. The extension would be located adjacent the boundary of No. 62 College Road, however, it would be located to the side of the property opposite the side elevation which features a door and a window that appears to serve a stairs/lobby area. The application site is located to the north of No. 62 and therefore the development shouldn't result in any significant overshadowing. It is considered that the proposal would not be overbearing or generally un-neighbourly which would justify concern for the

Local Planning Authority.

- 8.5 Subject to conditions it is not considered that the proposal would prejudice the privacy of neighbours. As the extension is located within close proximity to the neighbouring boundary of No. 62 and at an angle, it is considered expedient to apply a condition which would prevent the installation of additional windows, roof windows or roof alterations which may potentially have an impact on that property.
- 8.6 An acceptable level of garden space will be retained around the property to its front and to the rear for use for amenity and utility purposes.

9. **RECOMMENDATION**

- 9.1 Having taken all of the relevant factors into consideration it is concluded that the development is acceptable subject to conditions and it is therefore recommended that planning permission be granted.

10. **OTHER 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 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.



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Project:  
**64 College Road**  
**Llandaff North**  
**CF14 2JZ**

Title:  
**Site Location Plan**

**@rchitecture**

32 Castell Coch View  
 Tongwynlais Cardiff CF15 7LA  
 02920520800  
 design@architecture.co.uk

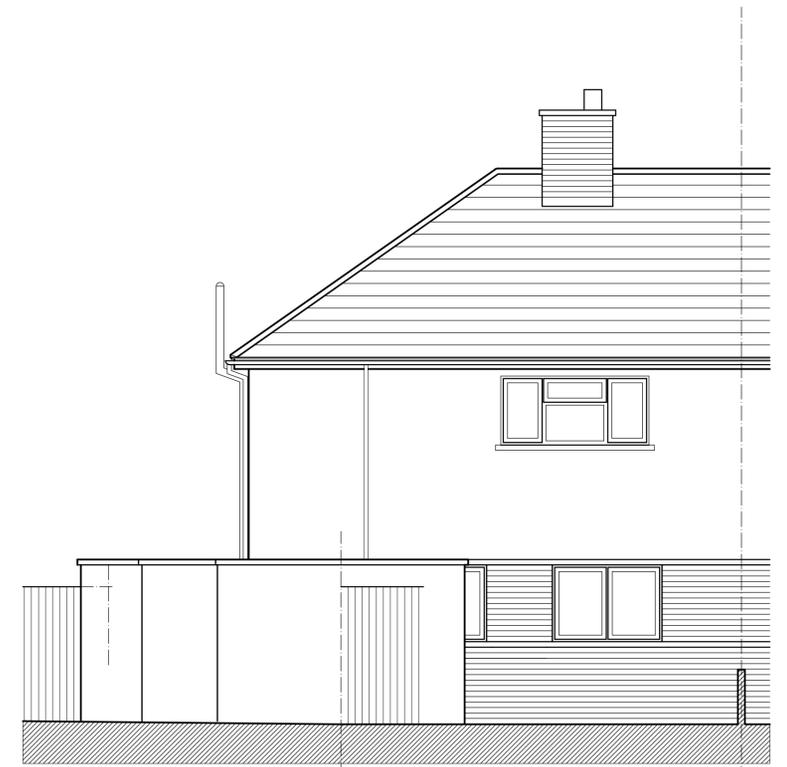
5259	SL	—	MJP 05/2016	1 1000
Project	Drawing	Amnd	Drawn Date	Scale



Existing Front Elevation



Existing Side Elevation

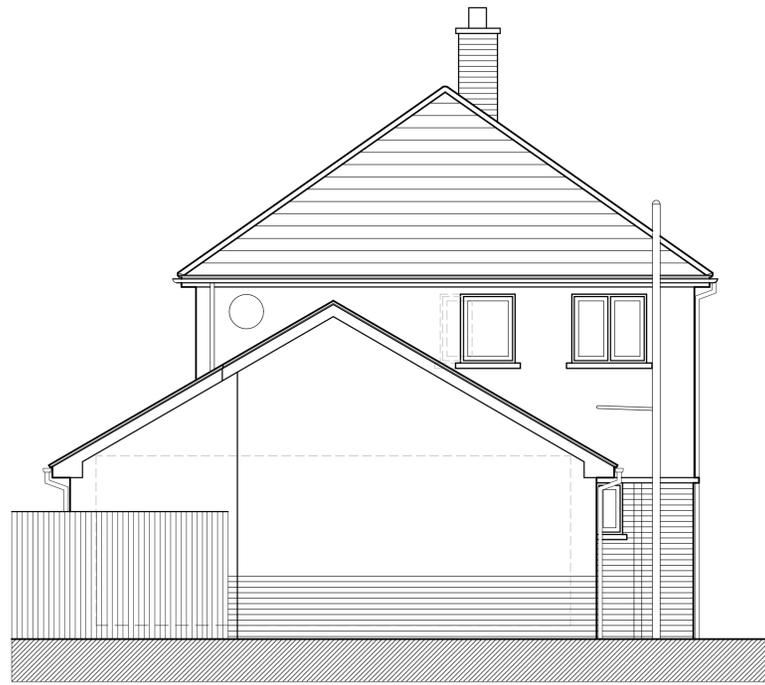


Existing Rear Elevation

Existing Elevations



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

Proposed Elevations

The architect shall be responsible for ensuring that the drawings are in accordance with the Building Regulations and that the drawings are in accordance with the Building Regulations and that the drawings are in accordance with the Building Regulations.

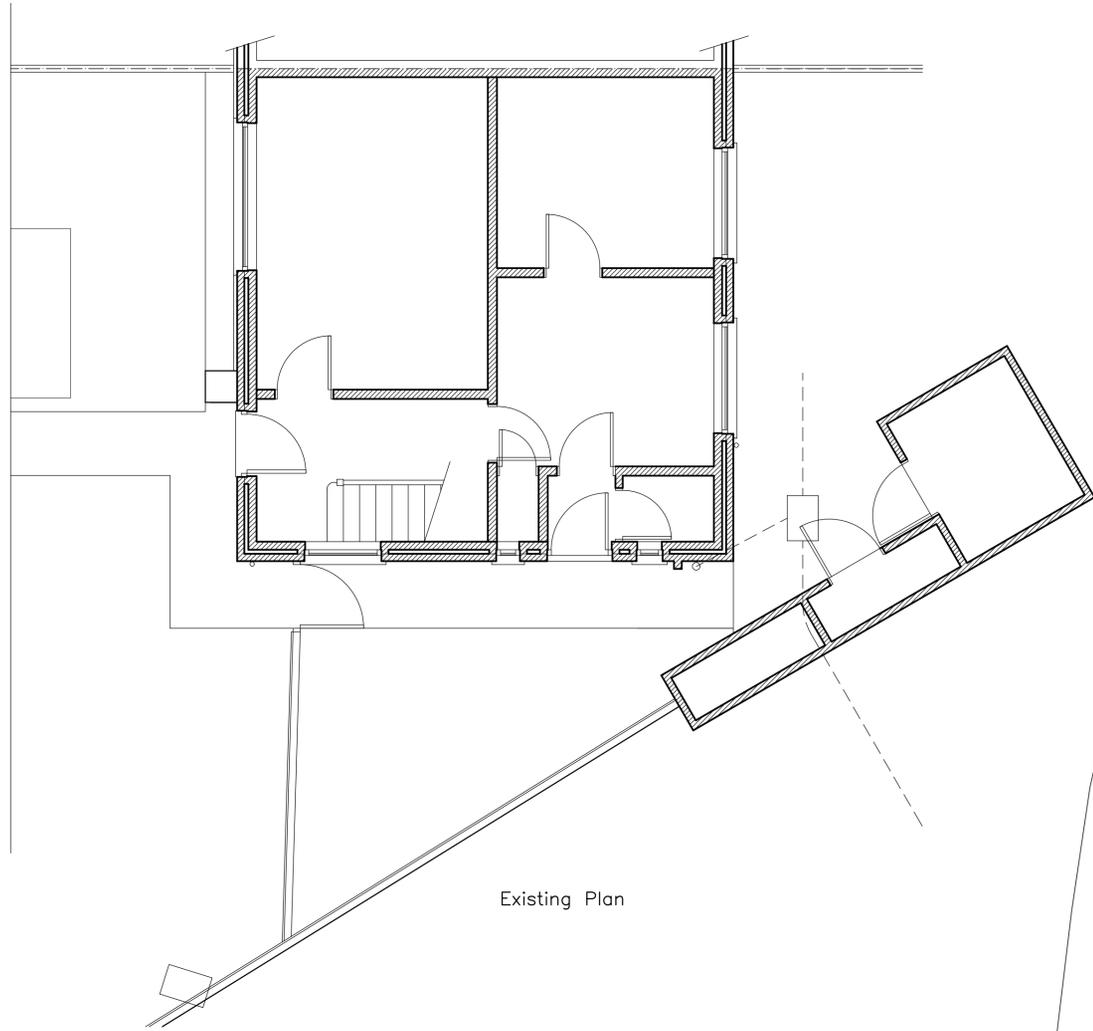
Rev: 01/20 Option 1 removed and existing elevations added  
 Date: 11/20  
 Revision: 02/20 Rear Elevation roof Option 1 corrected  
 On site if a dimension is missing, ASK! Architects to be notified of any discrepancies in ground dimensions as early as possible. This drawing is copyright.

Project  
 64 College Road

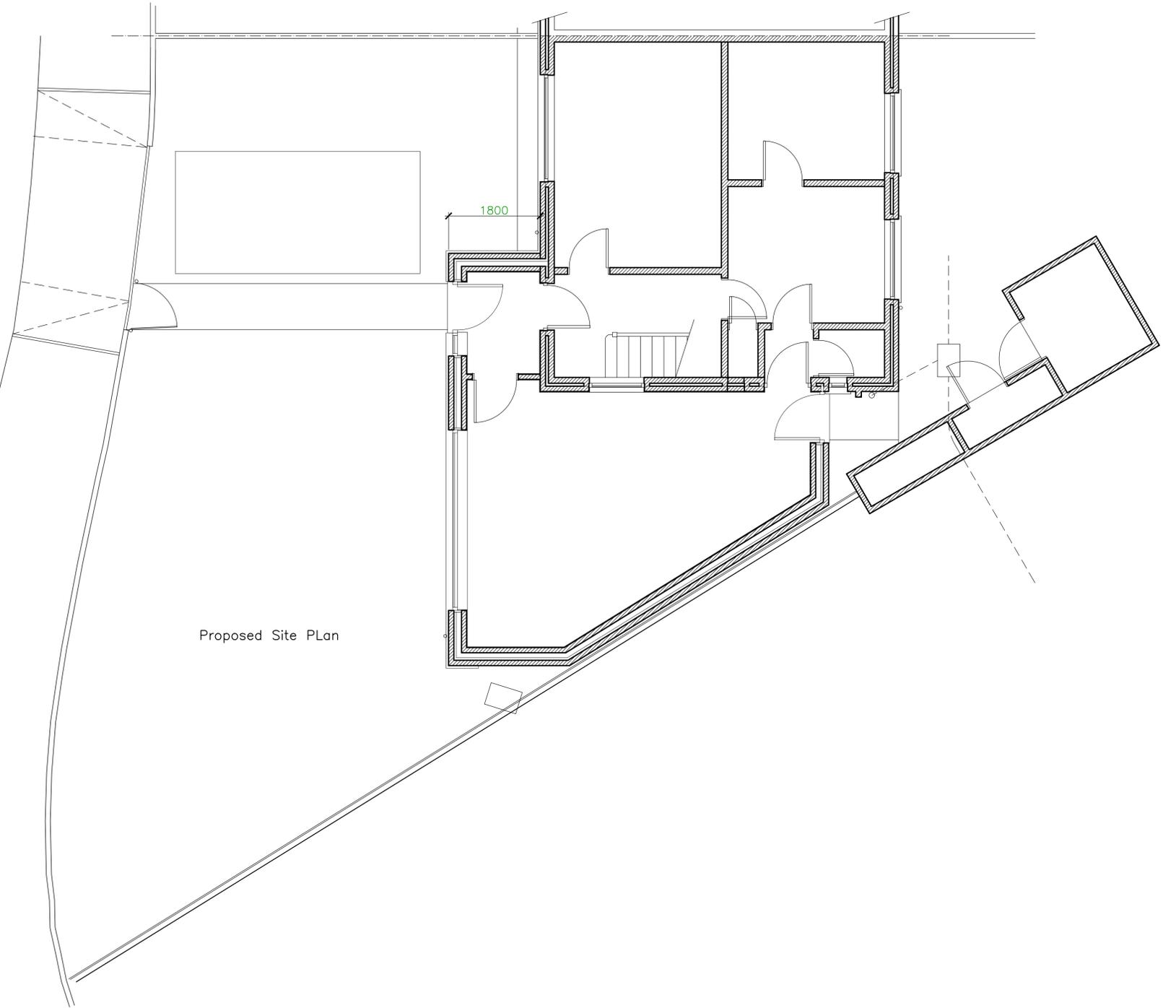
Title  
 Existing and Proposed Elevations

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 design@architecture.co.uk

Project: 5259 | Drawing: 02 | Amnd: b | W/P: 10/2020 | Drawn: [Signature] | Date: [Signature] | Scale: 1/50



Existing Plan



Proposed Site Plan

The architect of this drawing is not responsible for any errors or omissions in the drawing. The architect is not responsible for any errors or omissions in the drawing. The architect is not responsible for any errors or omissions in the drawing.

Rev: 01  
 Date: 11/20  
 Revision: Existing elevations removed

Project  
 64 College Road

Title  
 Existing and Proposed Plans

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Project: 5259 | Drawing: 01 | Amend: a | Drawn: MJP 10/2020 | Date: 10/2020 | Scale: 1/50