

## LOCAL MEMBER APPLICATION

COMMITTEE DATE: 03/11/2021

APPLICATION No. **21/02203/DCH** APPLICATION DATE: 14/09/2021

ED: **CYNCOED**

APP: TYPE: Householder Planning Permission

APPLICANT: BABLIN MOLIK

LOCATION: 410 CYNCOED ROAD, CYNCOED, CARDIFF, CF23 6SB

PROPOSAL: ADDITIONAL SIDE DORMER TO ADD TO PROPOSED REAR EXTENSIONS AND OPPOSITE SIDE DORMER PREVIOUSLY APPROVED PLUS INSTALLATION OF NEW PAVEMENT CROSSOVER

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**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:
  - CVD2/3/a - GROUND FLOOR PLAN
  - CVD2/4/d – PROPOSED FIRST FLOOR PLAN
  - CVD2/6/b – REAR AND SIDE ELEVATIONS PROPOSED
  - CVD 2/7/b – FRONT AND SIDE ELEVATIONS PROPOSED
  - CVD/2/2 – PROPOSED ADDITIONAL PAVEMENT CROSSOVER / DRIVEWAY

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 parking area shown in drawing no. CVD/2/2 shall be constructed of permeable materials or provide for the disposal of surface water run-off onto a porous or permeable area and not into the existing mains drainage system.

Reason: To ensure that any new hard surface does not lead to increased surface water run-off and a subsequent potential increase in flood risk.

**RECOMMENDATION 2** : The applicant be advised that this planning permission relates to works within the curtilage of the application site and does not permit the construction or alteration to a vehicular crossover or any works to the public highway. Under the Highways Act 1980, anyone wishing to drive across the footway to park on their property must have an authorised vehicle

crossover approved and constructed. An application should be made to the Highways Service of the Council for permission for a vehicle crossover to be constructed. It should be noted that the Highways Service would assess each site individually and against the current Council standards, 'Crossover Terms and Conditions'. Similar installations within a localised area will not automatically result in approval of a given application. Older, historic, crossovers in the same vicinity do not necessarily mean a new crossover will be approved.

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

- 1.1 This application seeks planning permission to install a further dormer on the side facing roof slope of the dwelling at 410 Cyncoed Road. Additionally, permission for a second pavement crossover is sought to enable an in-out vehicle access arrangement from the current front garden area.
- 1.2 Planning permission was previously granted by the Local Planning Authority for alterations to the property including a side and rear extension along with loft accommodation and creation of a new side facing dormer window, to its northern elevation (20/02241/DCH – approved by the Planning Committee on 27/01/2021).
- 1.3 The proposed dormer is located on the south facing roof slope at the rear of the dwelling. It would be located beyond an existing dormer window. The dormer feature is of a traditional gable design with a pitched and hipped roof finished in materials to match the existing roof. The dormer would not contain any windows and would create additional headspace within the first floor loft bedroom.

## 2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a single-storey detached bungalow located within the Ward of Cyncoed. The application property is located on Cyncoed Road, to the north of the Rhyd y Penau Road junction. The site has parking at the front and to the side and a single garage to the rear. There is a large private garden area behind the house.
- 2.2 The surrounding area comprises a variety of house types. The adjacent property immediately to the south is a dormer bungalow. Immediately to the north is two-storey semi-detached dwelling with a flat roof.

## 3. **SITE HISTORY**

Application No : 20/02241/DCH  
Proposal : REAR AND SIDE EXTENSION WITH SIDE DORMERS AND ROOF-LIGHTS  
Application Type: HSE  
Decision : PER  
Decision Date : 04/02/2021

#### 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:**

Future Wales: The National Plan 2040 (2021)

Planning Policy Wales (Edition 11, 2021)

Planning Policy Wales TAN 12: Design

#### 4.3 **Relevant Cardiff Local Development Plan Policies:**

Policy KP5 : Good Quality and Sustainable Design

Policy T5: Managing Transport Impacts

Policy T6: Impact on transport Networks and Services

#### 4.4 **Relevant Supplementary Planning Guidance:**

Residential Extensions & Alterations (June 2015)

Managing Transportation Impacts (Incorporating Parking Standards) SPG 2018

#### 5. **INTERNAL CONSULTEE RESPONSES**

5.1 The Operational Manager, Transportation has confirmed no objection from a highway safety point of view to the proposal, but has confirmed that a crossover application for a second pavement crossover would need to be submitted and considered by the Council's Highways Crossover Team. Such a consideration is outside the scope of the planning submission.

#### 6. **EXTERNAL CONSULTEE RESPONSES**

6.1 None

#### 7. **REPRESENTATIONS**

7.1 Neighbours have been notified and no representations were received.

#### 8. **ANALYSIS**

8.1 The key issues for consideration with this application are the effect of the proposal upon character and appearance of the area and its transport impact.

8.2 In assessing the impact of the proposed development, the proposal should be considered against Policy KP5 of the Cardiff Local Development Plan which states that:

*'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 environment are all addressed within development proposal; and*
- x. Ensuring no undue effect on the amenity of neighbouring occupiers.*

- 8.3 Advice on residential extensions is contained in the Council's Supplementary Planning Guidance (SPG) on Residential Extensions and Alterations (2017). This guidance notes that all alterations and additions to a property should relate well to the character and context of the surrounding area and should be sympathetic in terms of scale, positioning, detailing and materials to ensure that the development results in a balanced appearance and fits comfortably into the wider street scene, particularly if the neighbourhood has a very strong style or character.
- 8.4 Paragraph 7.77 of the SPG notes that the design of new dormer windows should be considered carefully, as they can have a significant impact on the character and appearance of a house and its surrounding area. Dormer windows should:
- Relate well to the dwelling on which they are positioned/located.
  - Relate well to the context of the street or immediate surroundings.
  - Be avoided on the front elevation of a dwelling, unless they are a local feature.
  - Be appropriately scaled in order that they appear subservient to the existing roof.
  - Be set up from the external wall, down from the ridge and in from either side by an appropriate distance.
  - Be finished in materials which reflect or complement the main dwelling.
  - Respect any symmetry evident within the existing dwelling.
  - Positioned to minimise impact upon neighbouring amenity

#### CHARACTER AND APPEARANCE

- 8.5 The proposed dormer roof addition is considered to be acceptable in regards to its scale and form and will not prejudice the general character of the area. The design is similar to the two other roof dormers on the dwelling and is appropriately positioned towards the rear of the property. It would be suitably scaled and would be finished in materials which match those used on the existing roof.
- 8.6 In terms of the impact on the visual amenity of the area, it is not considered that there would be any adverse harm to the street scene or character of the area.
- 8.7 The application site can successfully accommodate the proposed changes while maintaining the existing character of the property. The development is considered to be an appropriate alteration to the existing house in terms of scale, form and finish and will form a sympathetic alteration.

#### TRANSPORT IMPACTS

- 8.8 The consideration of the additional access from a land use Planning point of view does not raise concern in respect of highway safety, and this has been confirmed by the Council's Transport Officer. However, it is important to note that the introduction of the additional access will also need to be considered

and agreed by the Council's Highways Section (Crossover Team) and in this respect a separate application will need to be submitted and considered against the present Council standards relating to 'Crossovers Terms and Conditions'.

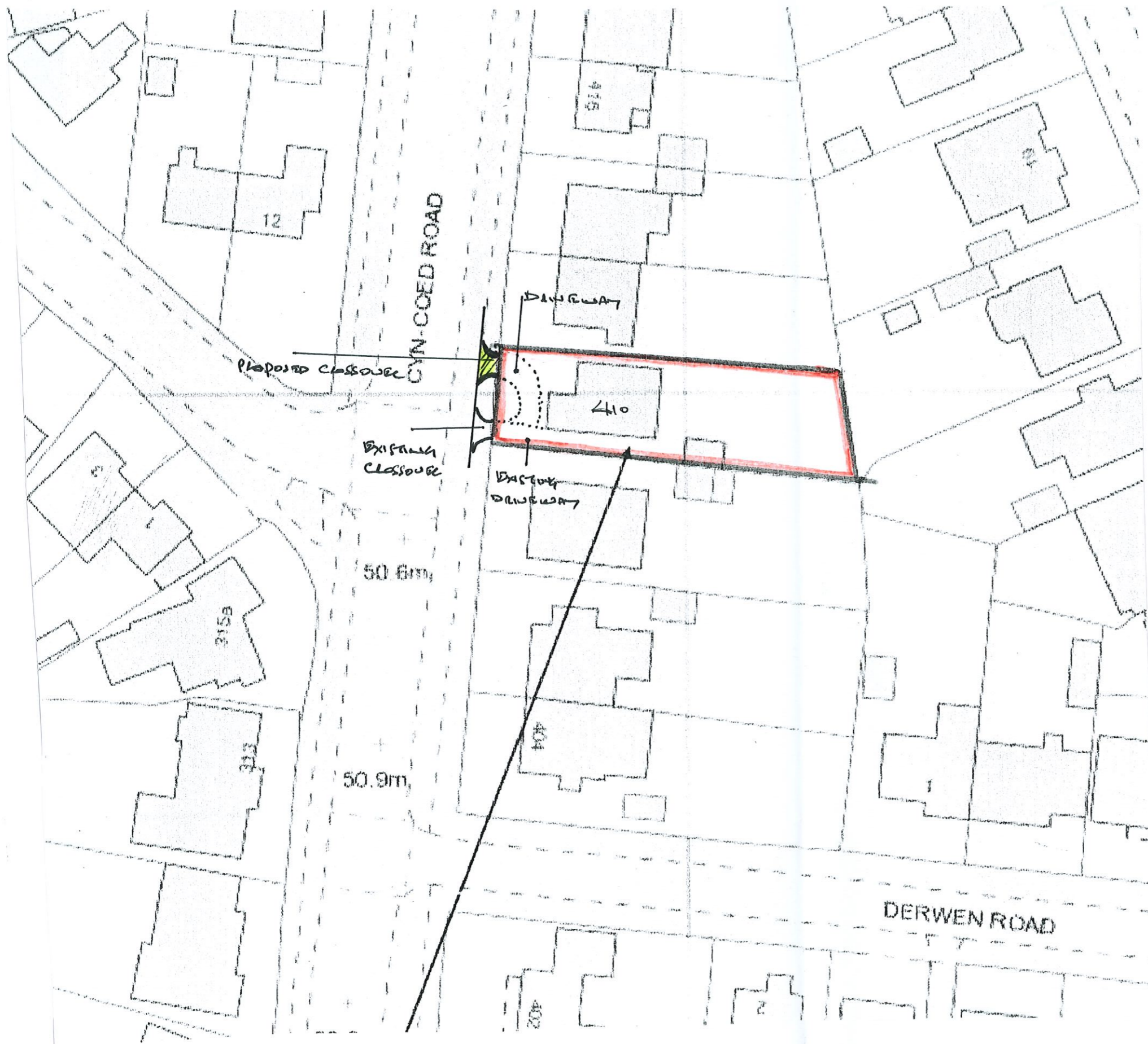
## 9. **OTHER CONSIDERATIONS**

- 9.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes 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.
- 9.2 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.
- 9.3 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.

## 10. **RECOMMENDATION**

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





SITE PLAN 1:500 at A3 proposed additional pavement crossover

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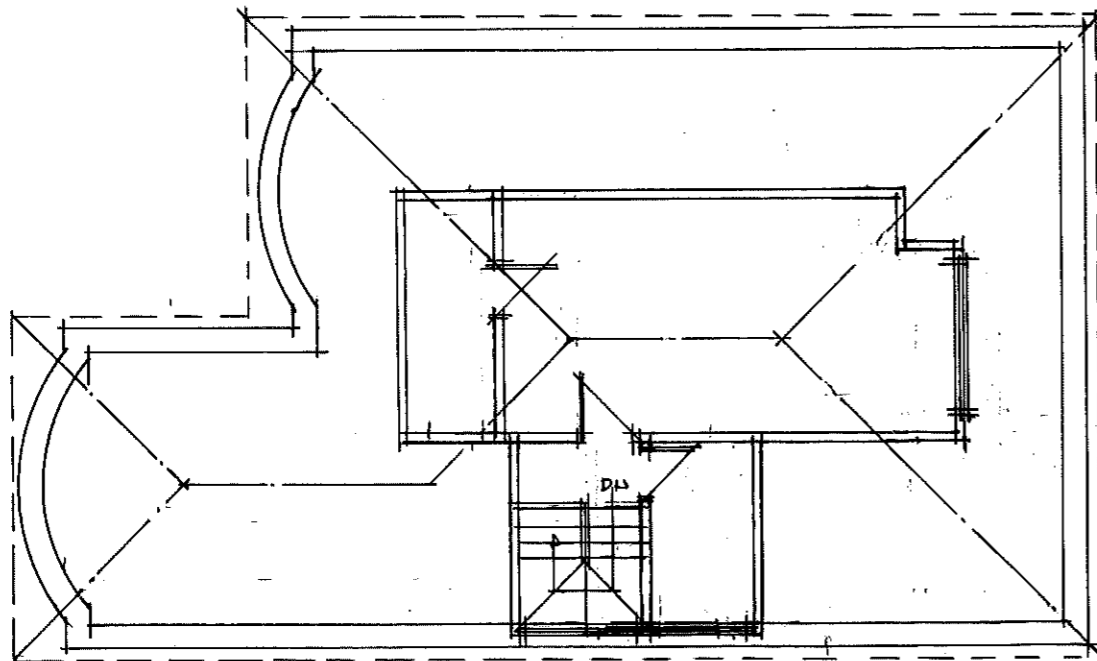
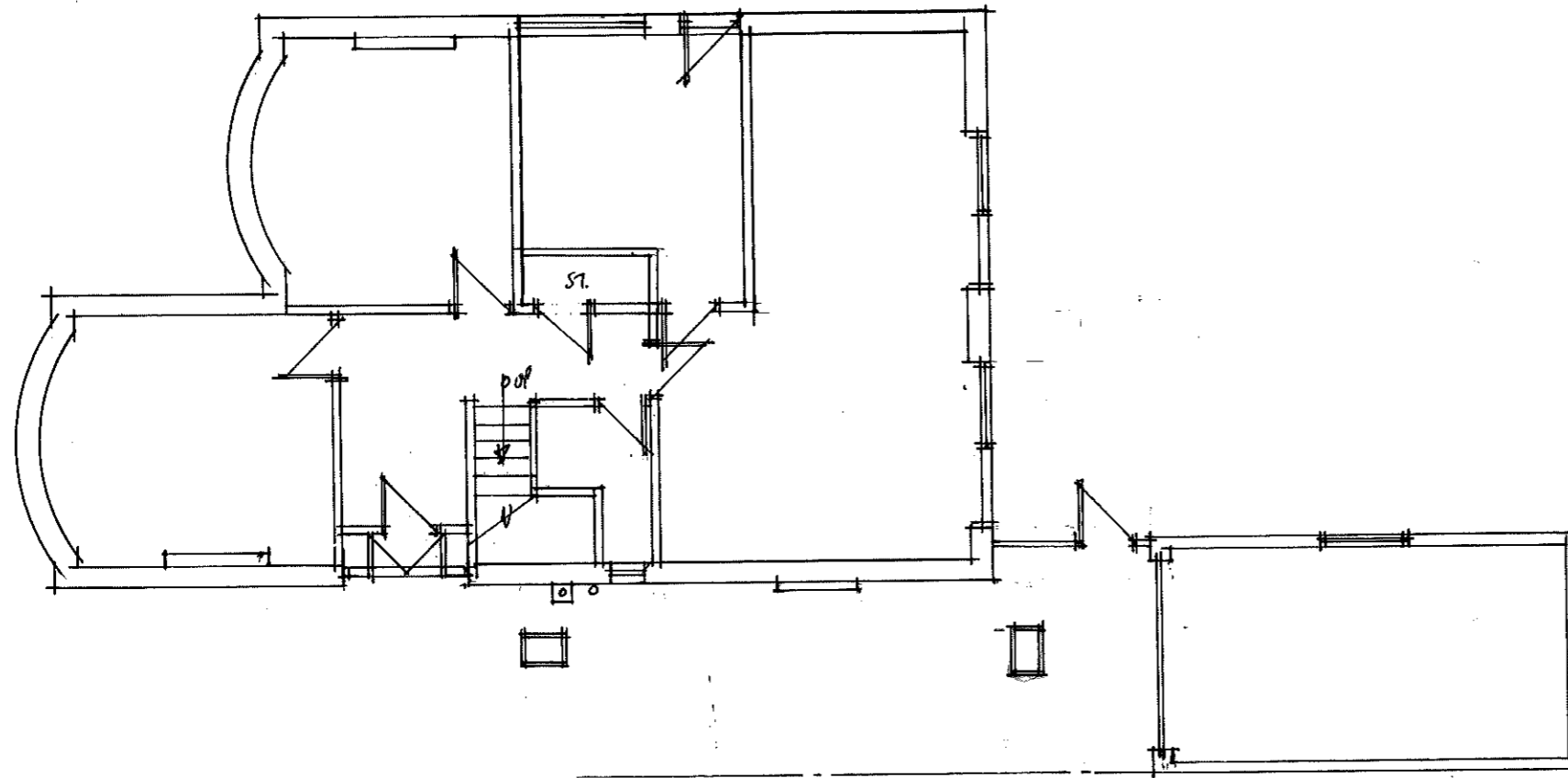
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DESCRIPTION

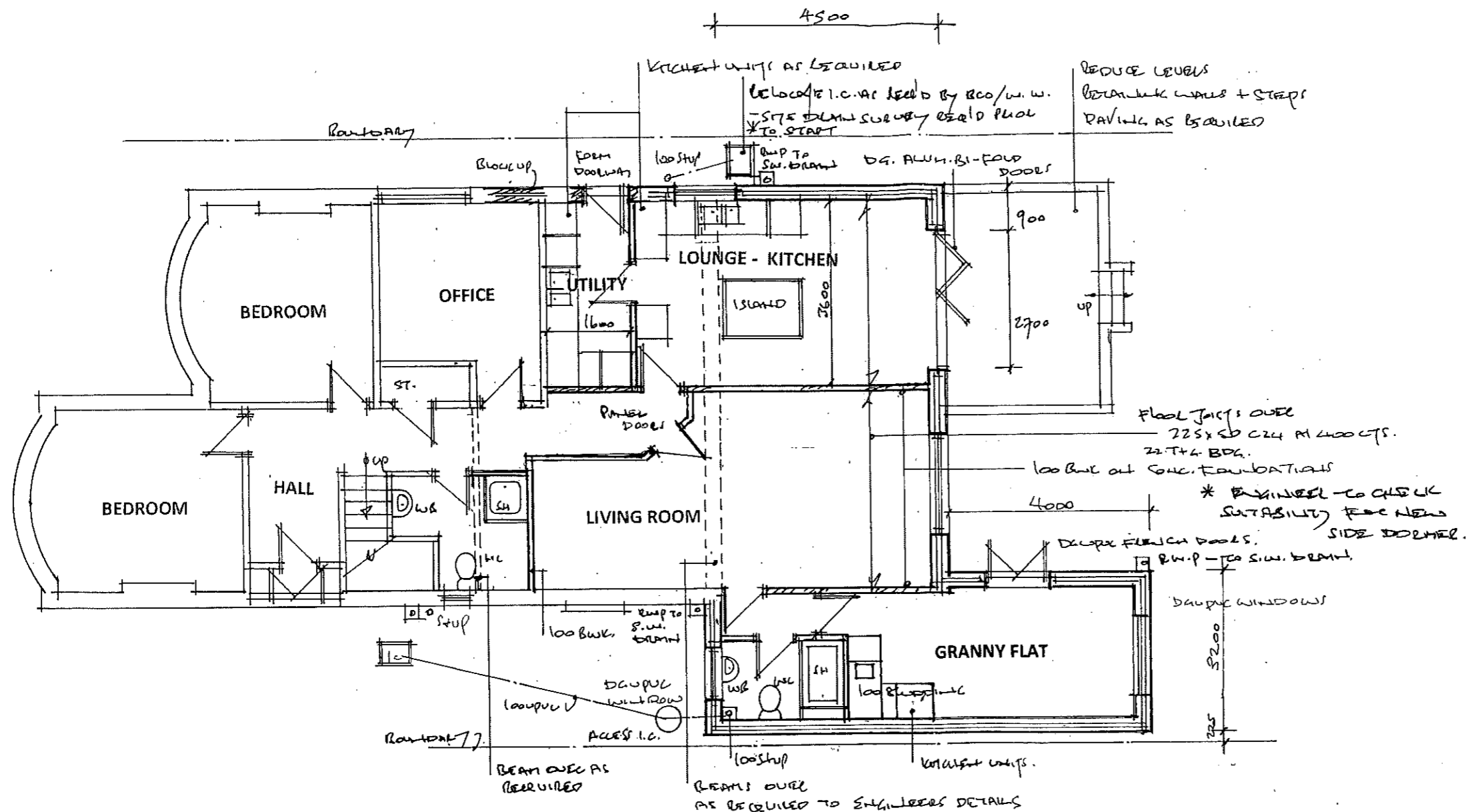
DEVELOPMENT AT  
 410 CYNCOED ROAD  
 CARDIFF

NOV 2020 PLAN NO. CVD2/2




GROUND & FIRST FLOOR EXISTING 1:100 at A3

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DEVELOPMENT AT 410 CYNCOED ROAD CARDIFF		
OCT 2020	PLAN NO. CVD2/2	



GROUND FLOOR PROPOSED 1:100 at A3

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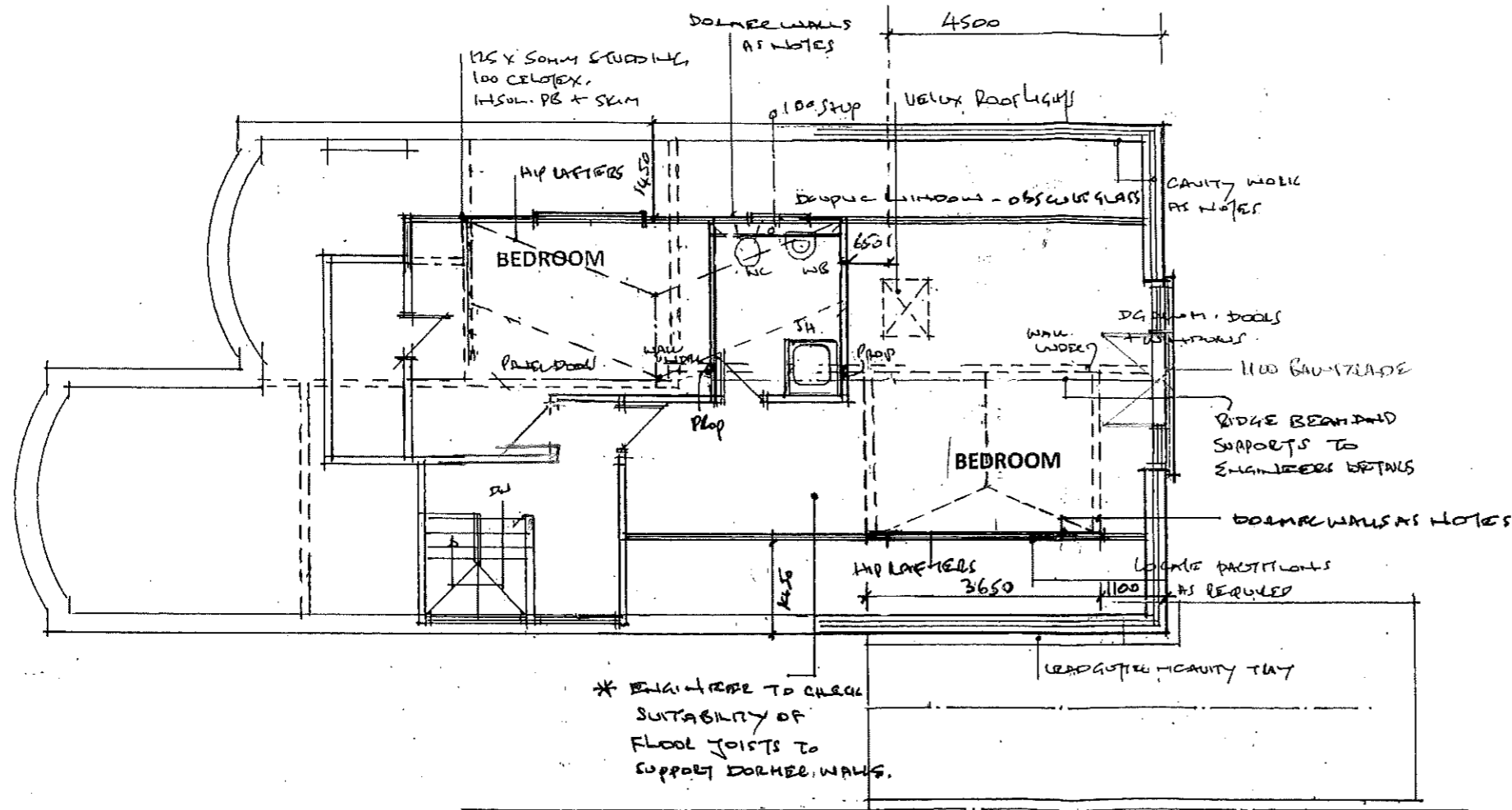
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DESCRIPTION


DEVELOPMENT AT  
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OCT 2020 PLAN NO. CVD213/a





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CL. HALL (C) SIDE DOOR 20/10/20  
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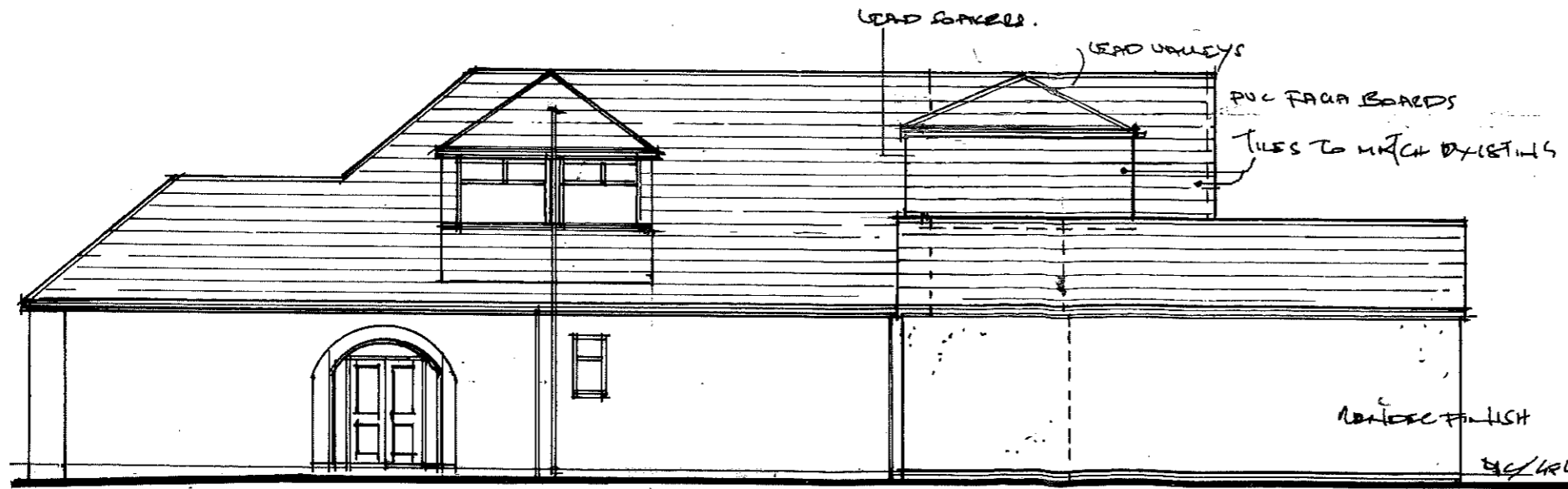
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DESCRIPTION

DEVELOPMENT AT  
 410 CYNCOED ROAD  
 CARDIFF

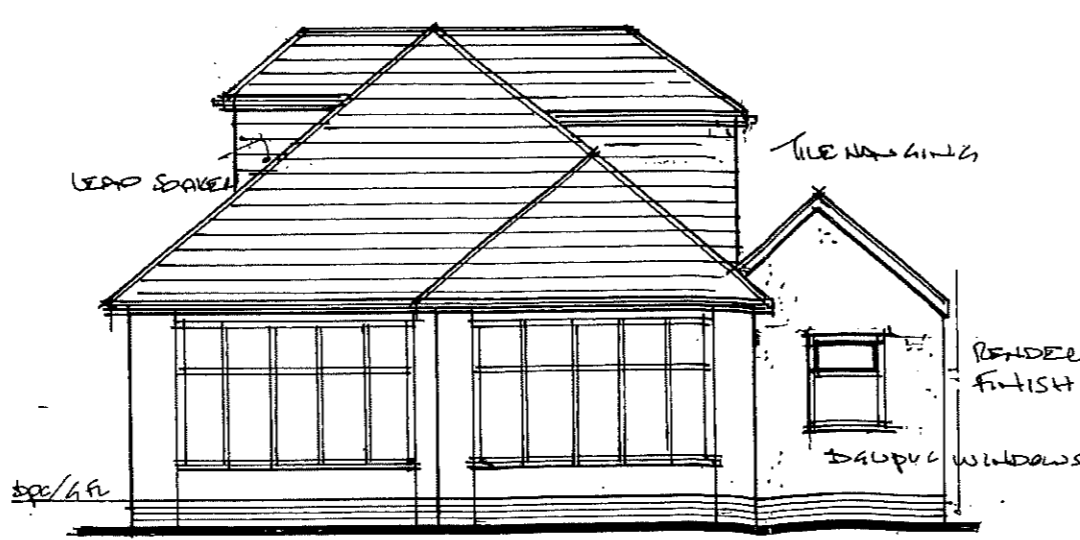
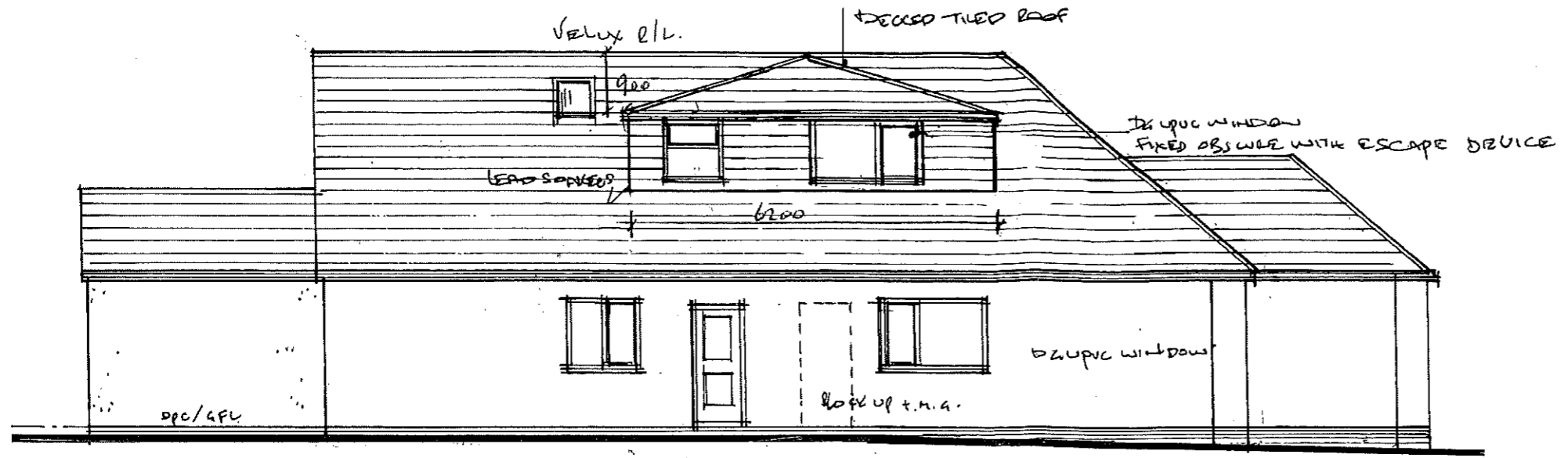
OCT 2020 PLAN NO. CVD214 /a /b /c /d /e

FIRST FLOOR PROPOSED 1:100 at A3



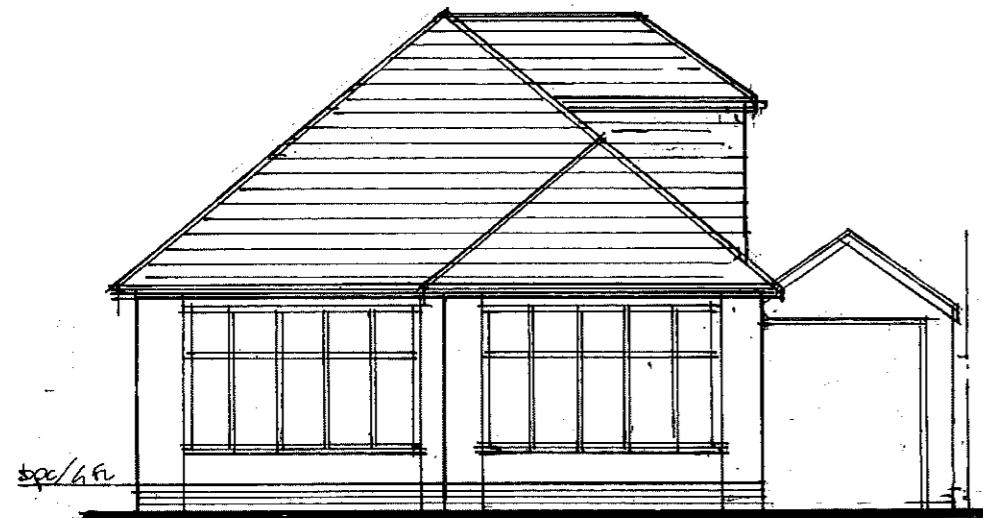
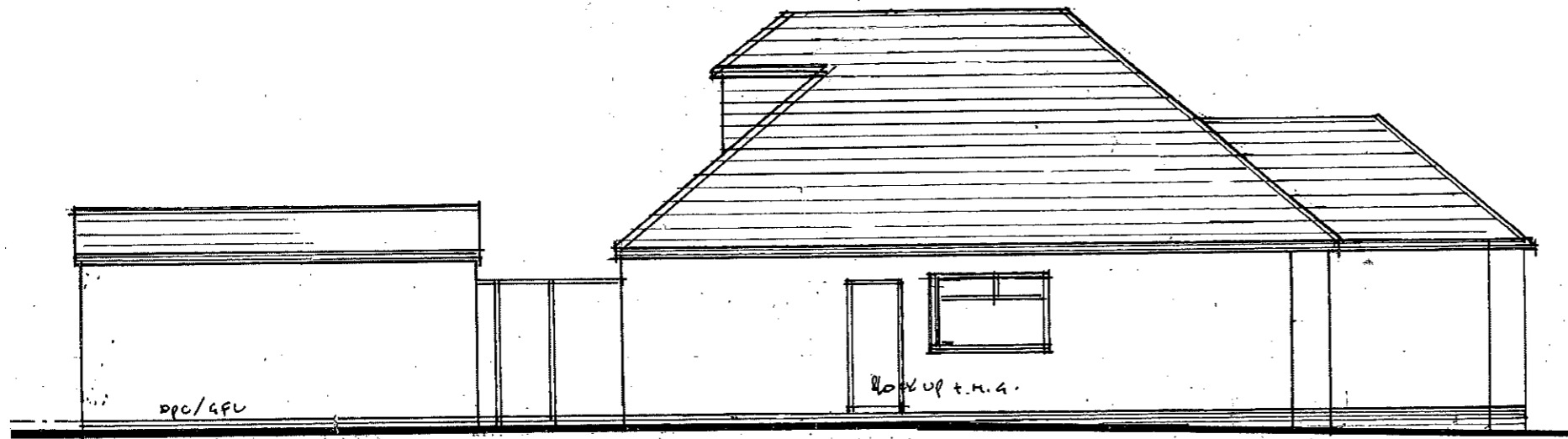
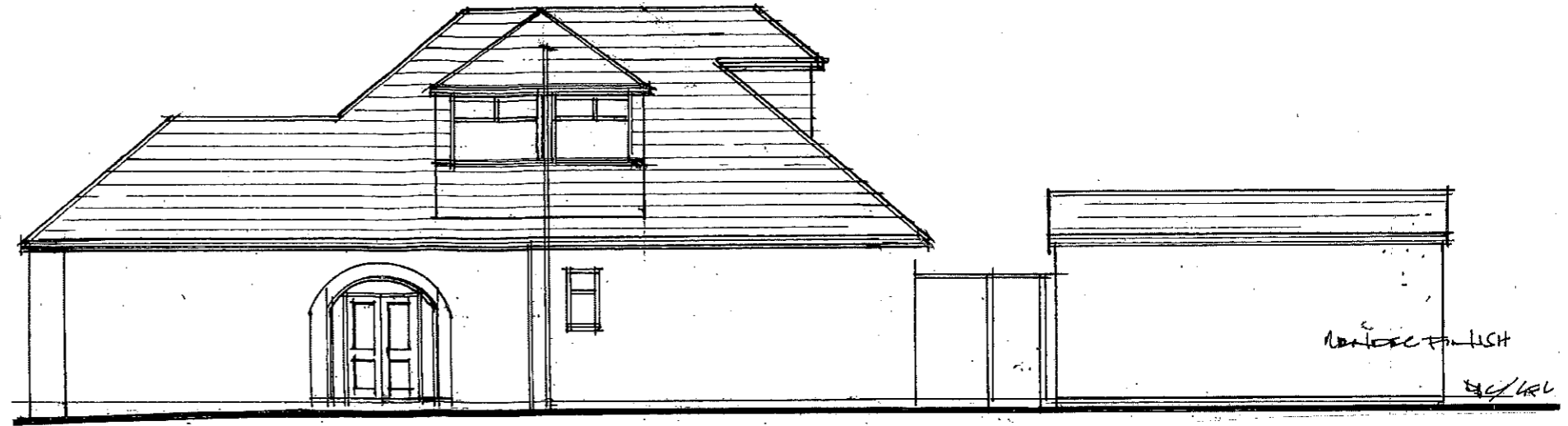
REAR & SIDE ELEVATIONS PROPOSED 1:100 at A3

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DESCRIPTION DEVELOPMENT AT 410 CYNCOED ROAD CARDIFF		
OCT 2020	PLAN NO. CVD217/4/10	



FRONT & SIDE ELEVATIONS PROPOSED 1:100 at A3

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DESCRIPTION		
DEVELOPMENT AT 410 CYNCOED ROAD CARDIFF		
OCT 2020	PLAN NO. CVD2/6 1a/1b	



FRONT, REAR & SIDE ELEVATIONS EXISTING 1:100 at A3

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OCT 2020	PLAN NO. CVD2/5	