

## LOCAL MEMBER APPLICATION

COMMITTEE DATE: 02/02/2022

APPLICATION No. **21/02702/DCH** APPLICATION DATE: 17/11/2021

ED: **Creigiau/St Fagans**

APP: TYPE: Householder Planning Permission

APPLICANT: Mr & Mrs Bradbury

LOCATION: 10 YARROW CLOSE, ST FAGANS, CARDIFF, CF5 4QS

PROPOSAL: SINGLE STOREY REAR EXTENSION AND REAR  
DORMER ROOF EXTENSION

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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:
  - Proposed Site Plan: Dwg no: PL-300 (NOV.21)
  - Proposed Floor Plans: Dwg no: PL-301 (NOV.21)
  - Proposed Elevations: Dwg. no: PL-302 (NOV.21)

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 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 The development proposed is a single storey rear extension to create extended open plan living\kitchen family space and loft conversion, incorporation rear flat roof dormer to include two additional bedrooms. Exterior materials will match the host property.

### 2. **DESCRIPTION OF SITE**

- 2.1 The application site relates to a detached property orientated in a north south axis with front and rear gardens, located on a private drive accessed off a small

cul-de-sac. Neighbouring properties are detached units to either side with semi-detached units beyond the rear garden boundary.

### 3. **SITE HISTORY**

3.1 No relevant planning history.

### 4. **POLICY FRAMEWORK**

#### ***National Planning Policy***

- Future Wales: The National Plan 2040 (2021)
- Planning Policy Wales (11<sup>th</sup> Ed, 2021)
- Technical Advice Note 12: Design

#### ***Cardiff Local Development Plan 2006-2026 (2016)***

- Policy KP5: Good Quality and Sustainable Design

#### ***Supplementary Planning Guidance***

- Residential Extensions and Alterations (2017)

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

None.

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

None

### 7. **REPRESENTATIONS**

7.1 Neighbours have been notified. No representations have been received.

### 8. **ANALYSIS**

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

8.2 Policy KP5 seeks to ensure that new development responds *‘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’* The proposal relates to a single storey flat roof extension positioned to the rear elevation of the property. The structure will extend the full width of the rear elevation measuring approx. 6.7m and will project into the rear garden by approx. 3.8m. in addition a flat roof dormer will be incorporated into the rear roof plane. The roof alteration will be set in from each side of the roof, up from the eaves and sit below the ridge line. The proposed works are considered acceptable in regards to scale and design and will provide a subservient addition to the dwelling which would not prejudice the general character of the area or the existing dwellinghouse.

8.3 Policy KP5 seeks to ensure that ‘no undue effect on the amenity of neighbouring occupiers’ results from development. The scale of the proposed works and the relationship with neighbouring properties is considered acceptable. It is considered that the development will not be overbearing or generally un-neighbourly which would justify concern. It is considered that the proposal would not prejudice the privacy of neighbours.

## 9. **OTHER CONSIDERATIONS**

### 9.1 *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.

### 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, over and above any other person.

### 9.4 *Well-being of Future Generations (Wales) Act 2015*

The Well-being of Future Generations (Wales) Act 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development. The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act), has been considered and account has been taken of the ways of working set out at section 5 of the WBFG Act in the determination of this application, and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the well-being objectives referred to in section 9 of the WBFG Act.

## 10. **RECOMMENDATION**

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

# Planning Application Yarrow Close, Cardiff

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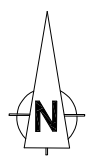
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Site Location Plan (1:1250)



Site Location Plan (1:500)



Project:  
Proposed single storey extension to rear and new loft dormer room.

Drawing Title:  
Site Location Plan

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-100**  
Date: Nov. 21 Rev: -

## SITE LOCATION PLAN

**NOTE:**

Prior to commencement of the works:-

- Contractor to search and find existing drainage runs. All works then to be carried out in accordance with Building Control & Welsh Water requirements/recommendations.
- Specialist drainage design details to be provided and agreed by Drainage Engineer
- Drawings to be used for Planning Purposes Only.
- Layouts to be developed further by appointed Contractor to ensure Building Regulation Compliance

# Planning Application Yarrow Close, Cardiff

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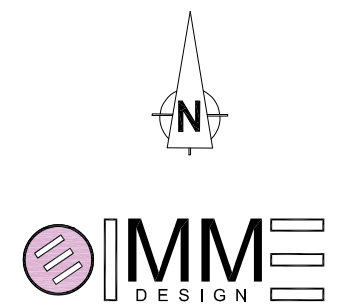
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## EXISTING SITE PLAN



Project:  
Proposed single storey extension  
to rear and new loft dormer room.

Drawing Title:  
Existing Site Plan

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-200**

Date: Nov. 21 Rev: -

**NOTE:**

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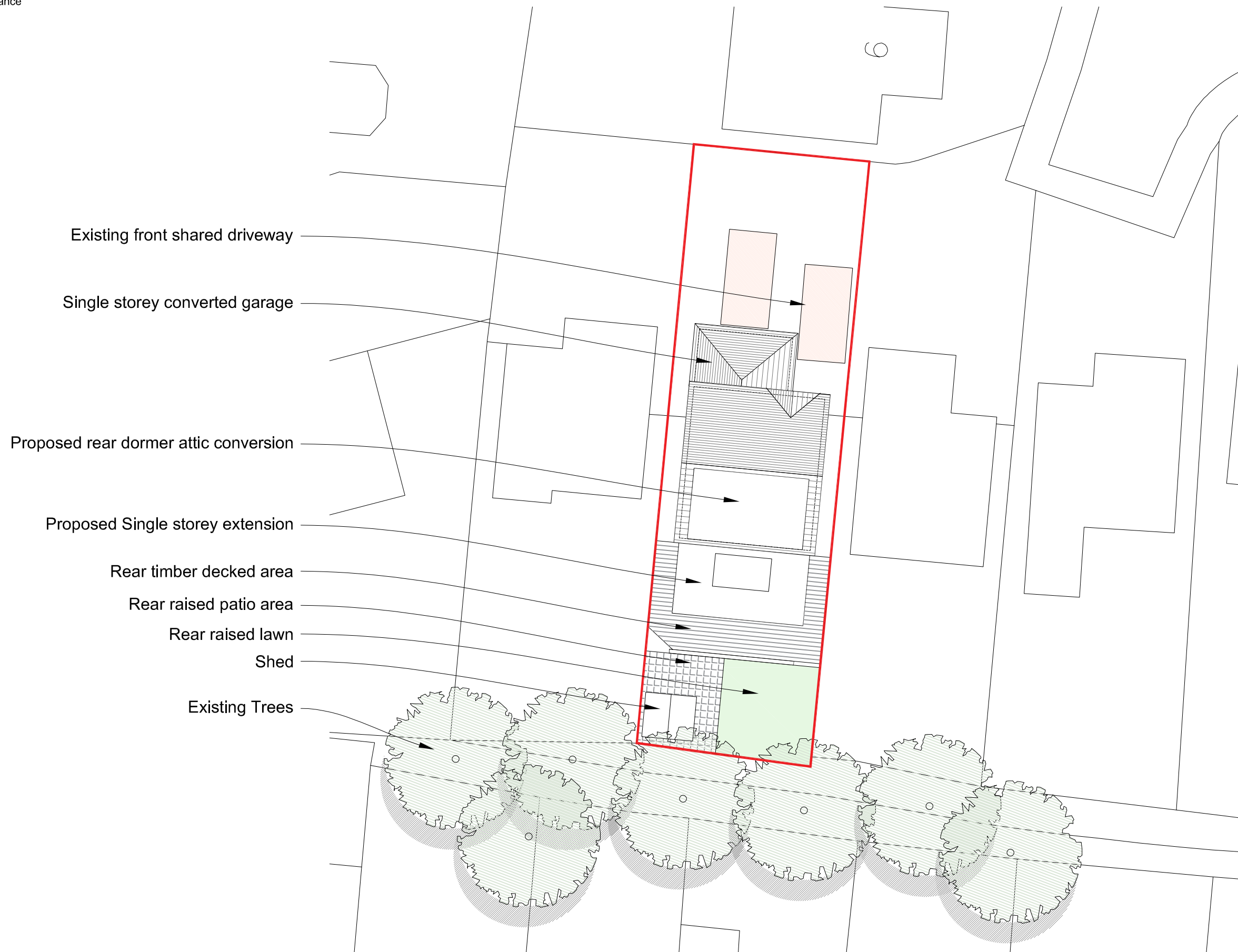
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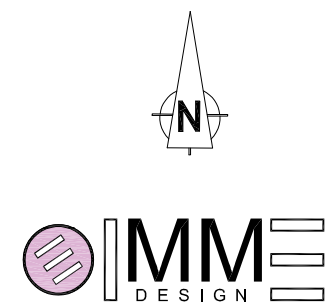
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## PROPOSED SITE PLAN



Project:  
Proposed single storey extension  
to rear and new loft dormer room.

Drawing Title:  
Proposed Site Plan

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-300**  
Date: Nov. 21 Rev: -

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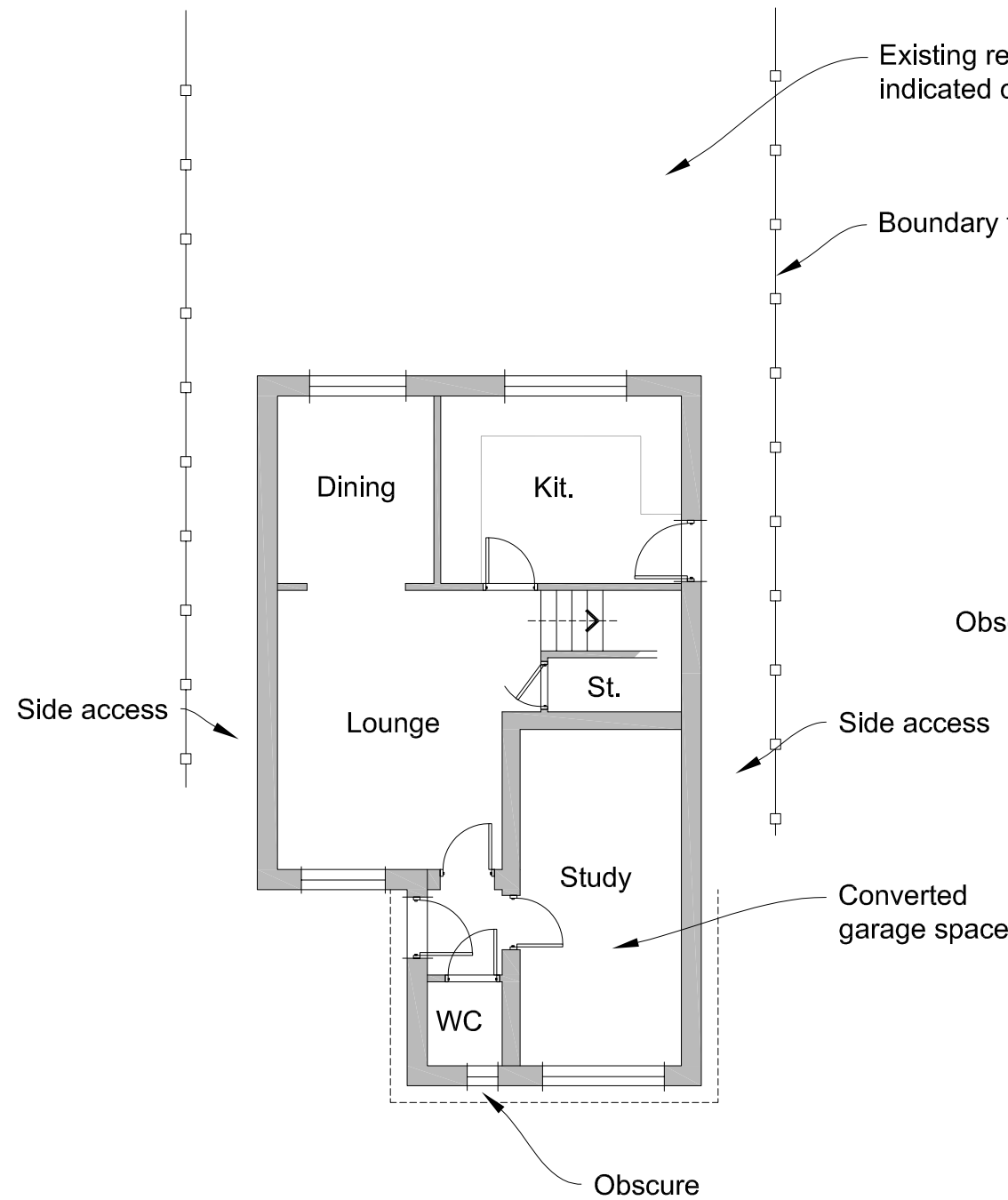
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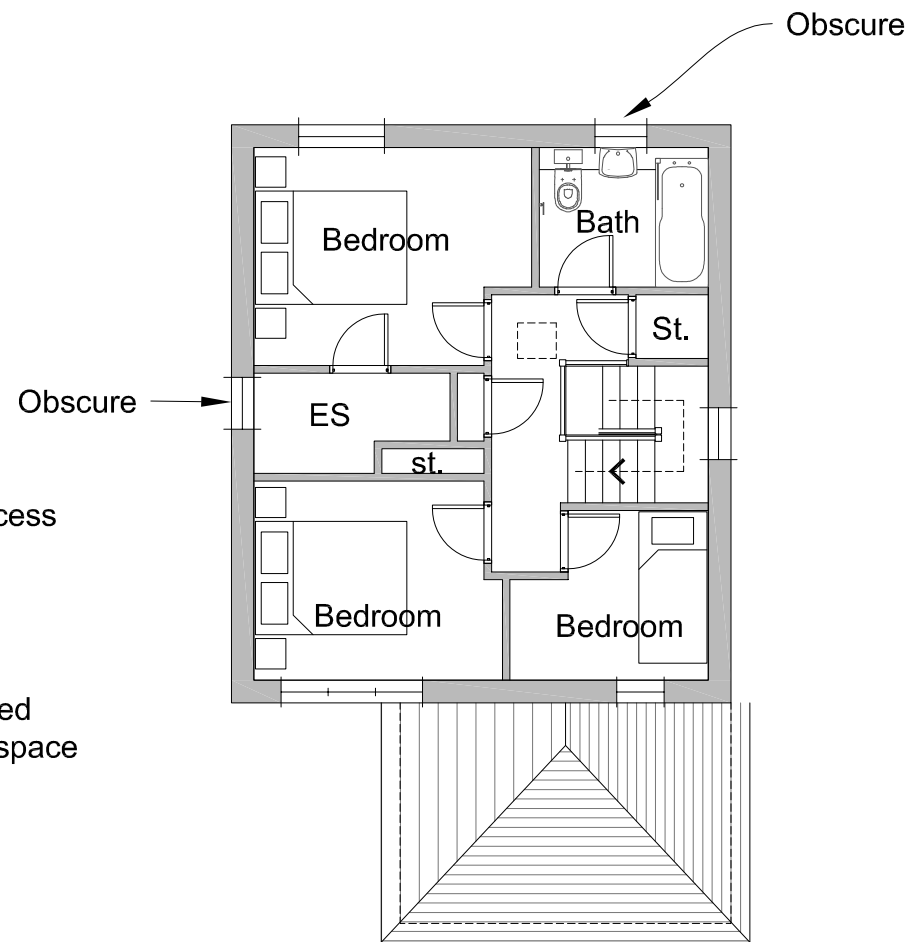
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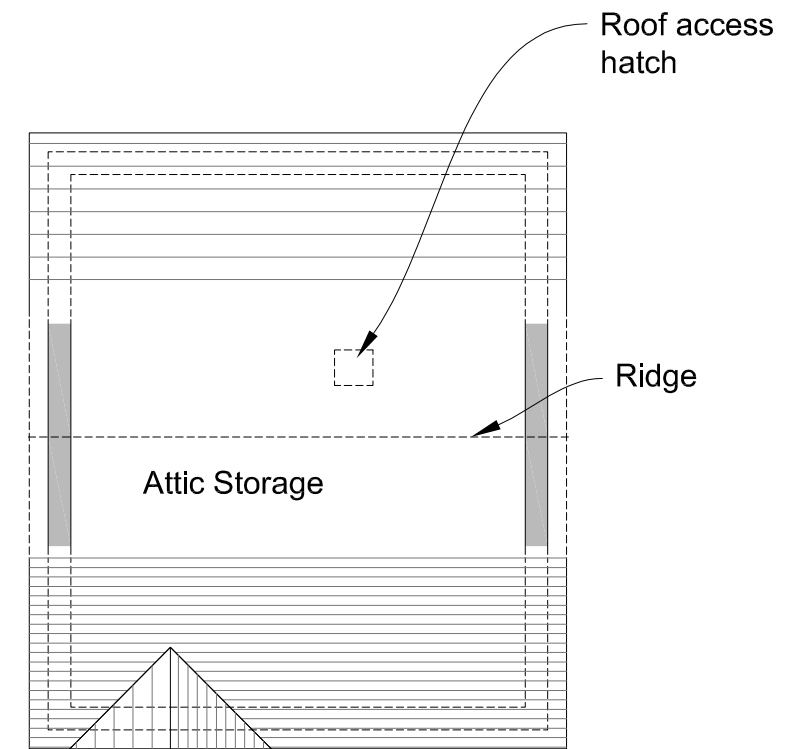
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**GROUND FLOOR**



**FIRST FLOOR**



**ATTIC SPACE**

## EXISTING FLOOR PLANS



Project:  
Proposed single storey extension to rear and new loft dormer room.

Drawing Title:  
Existing Floor Plans

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-201**

Date: Nov. 21 Rev: -

# Planning Application Yarrow Close, Cardiff

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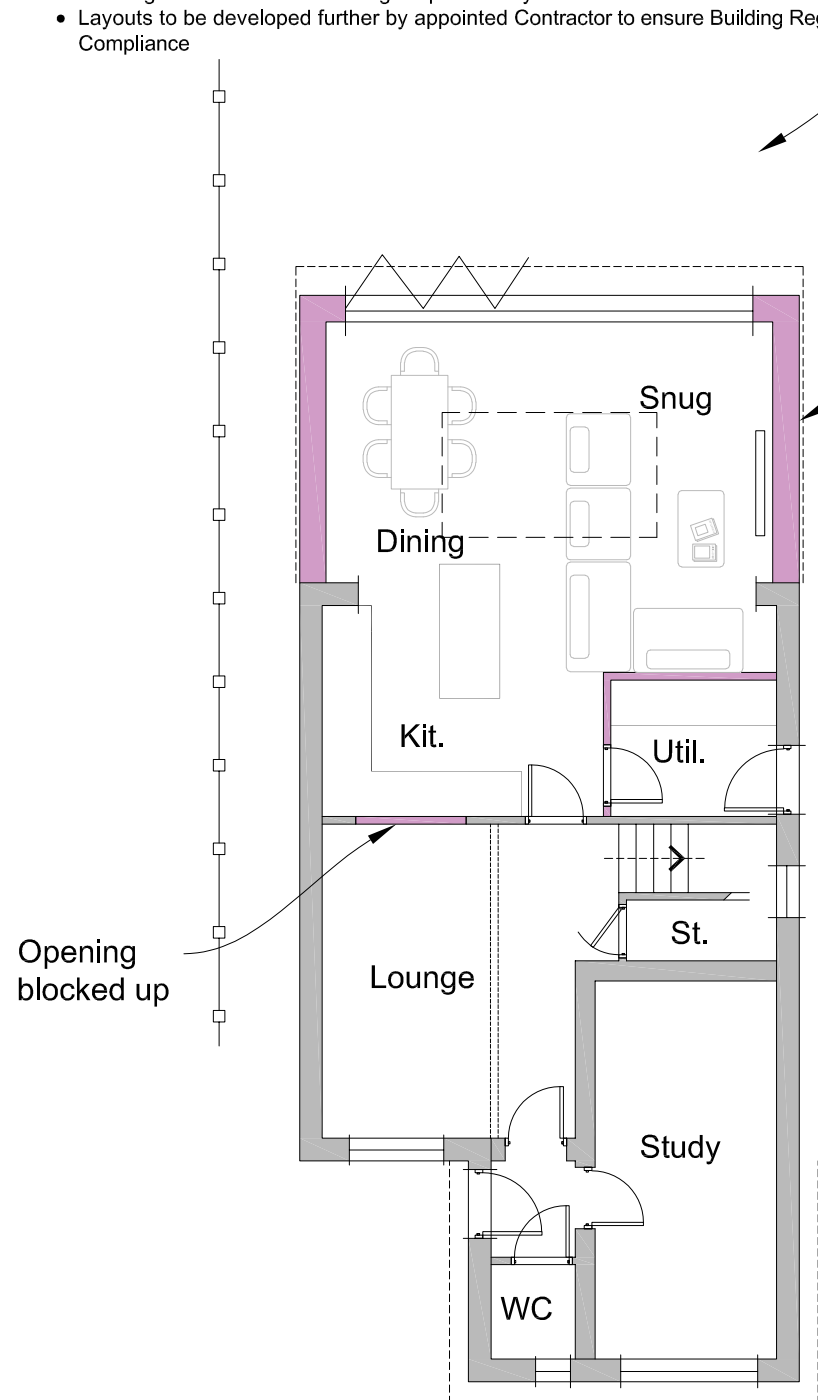
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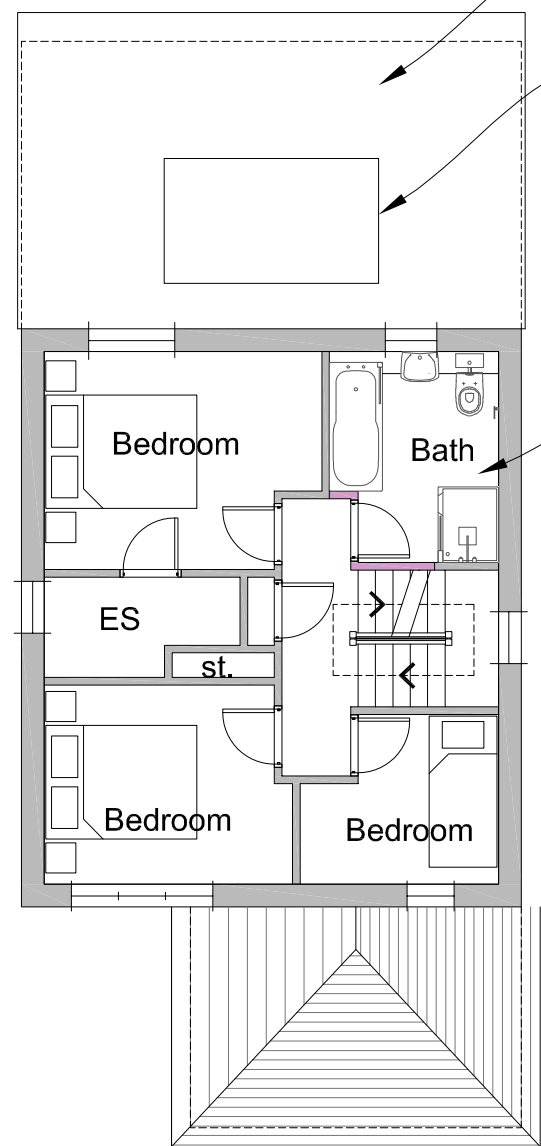


**GROUND FLOOR**

Proposed rear garden as indicated on Proposed Site Plan

Boundary fence

Proposed extension area



**FIRST FLOOR**

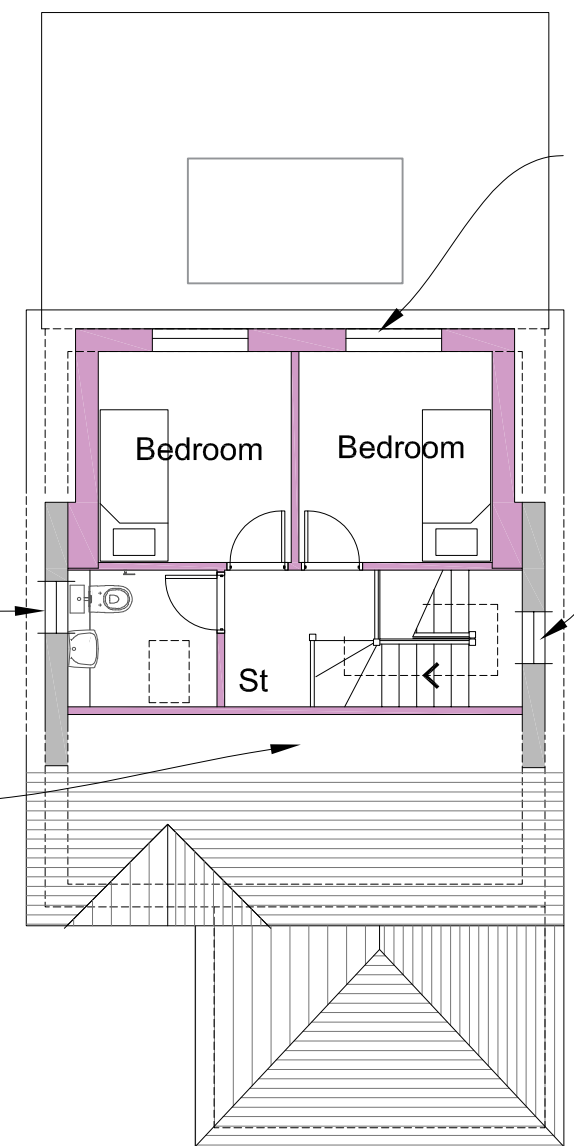
Flat roof with overhanging eaves and integrated lighting

Roof Lantern

New bathroom layout

New WC window

Storage in the eaves



**ATTIC SPACE**

Windows to match existing dwelling

New landing window

**PROPOSED FLOOR PLANS**



Project:  
Proposed single storey extension to rear and new loft dormer room.

Drawing Title:  
Proposed Floor Plans

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-301**

Date: Nov. 21 Rev: -



**NOTE:**

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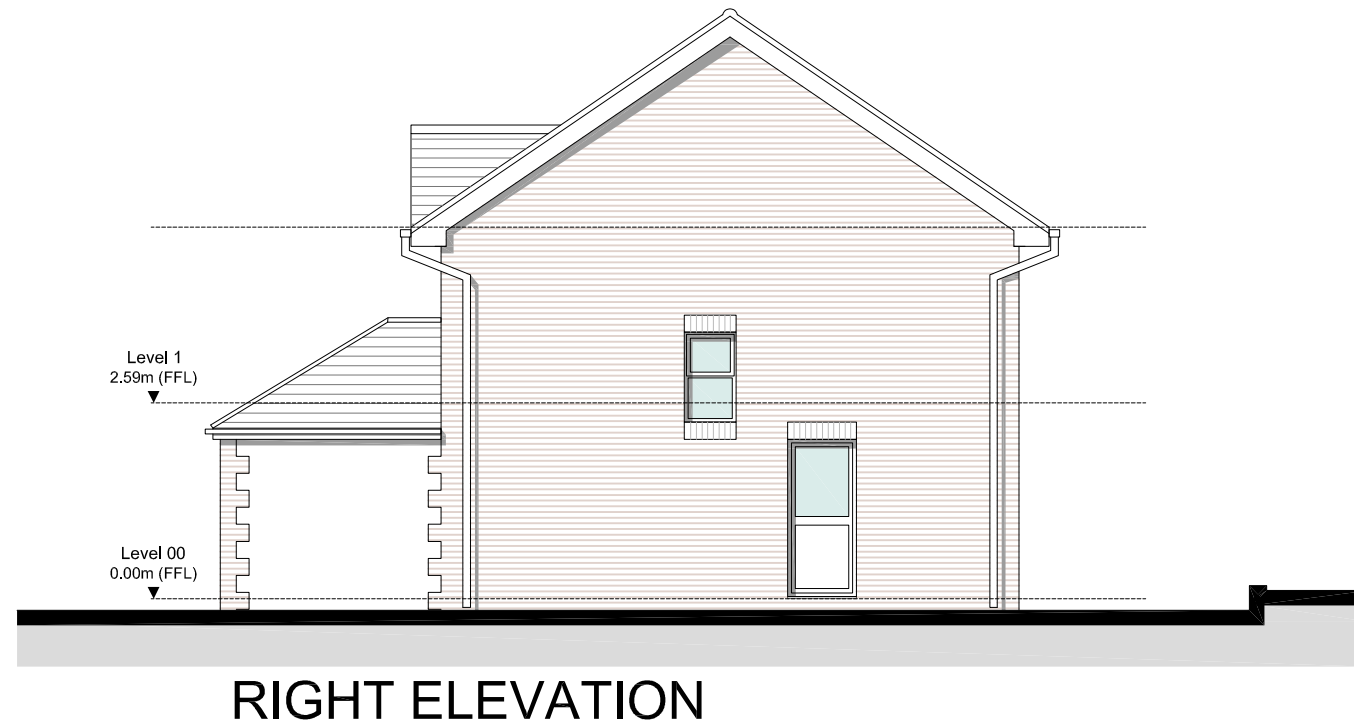
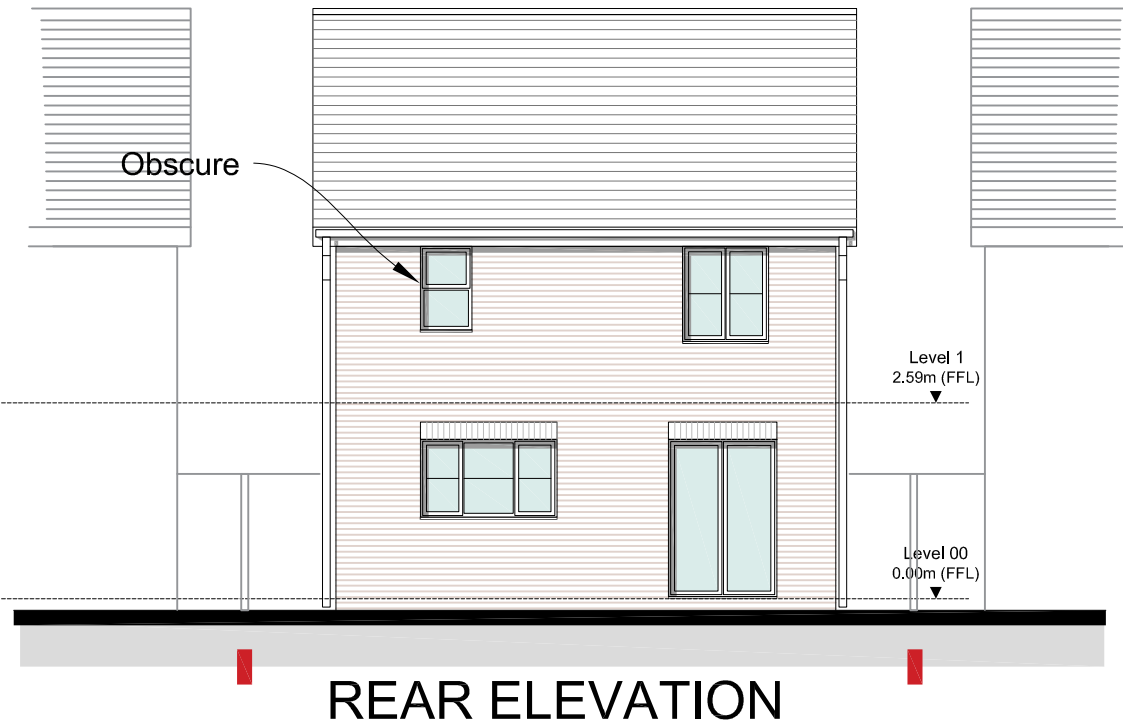
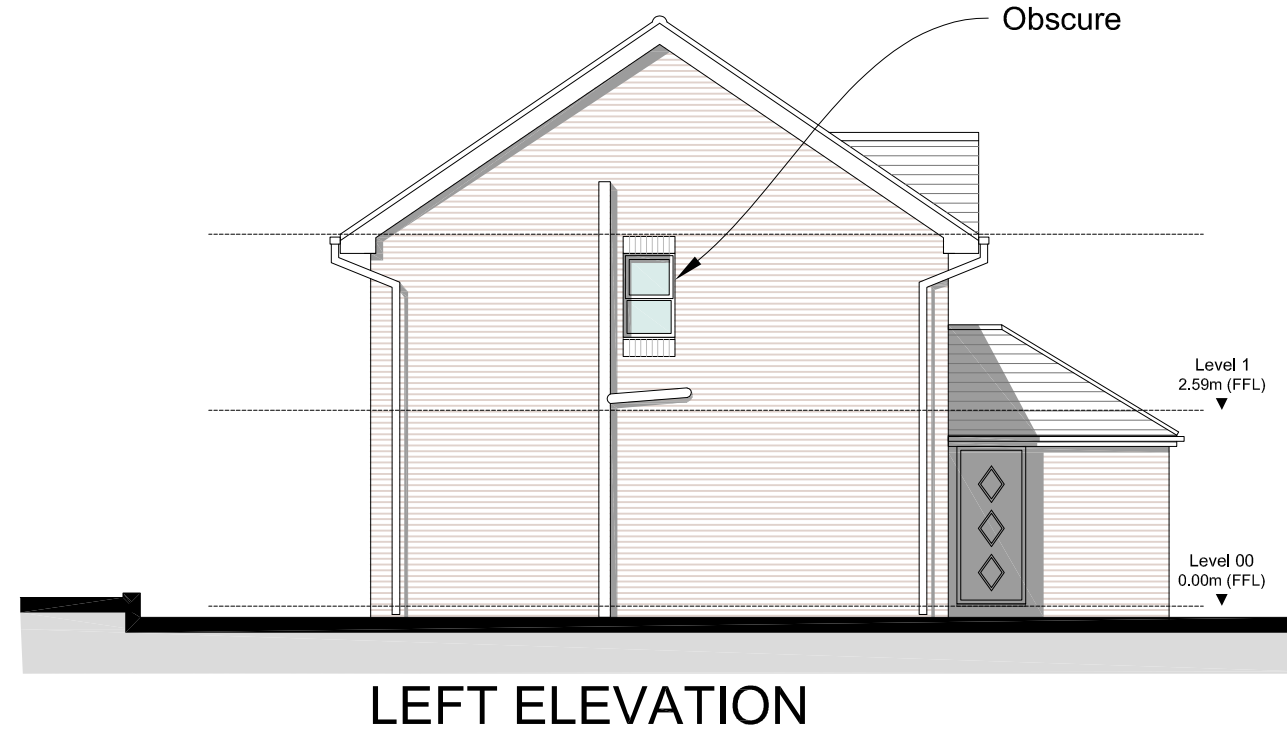
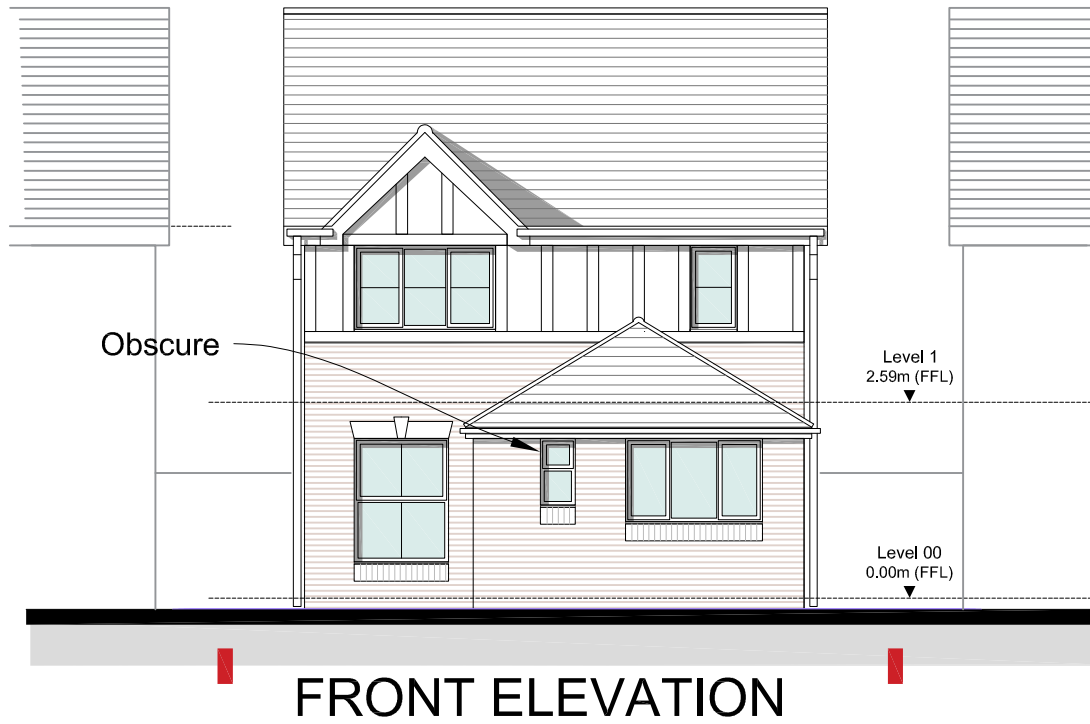
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## EXISTING ELEVATIONS



Project:  
Proposed single storey extension to rear and new loft dormer room.

Drawing Title:  
Existing Elevations

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-202**

Date: Nov. 21 Rev: -

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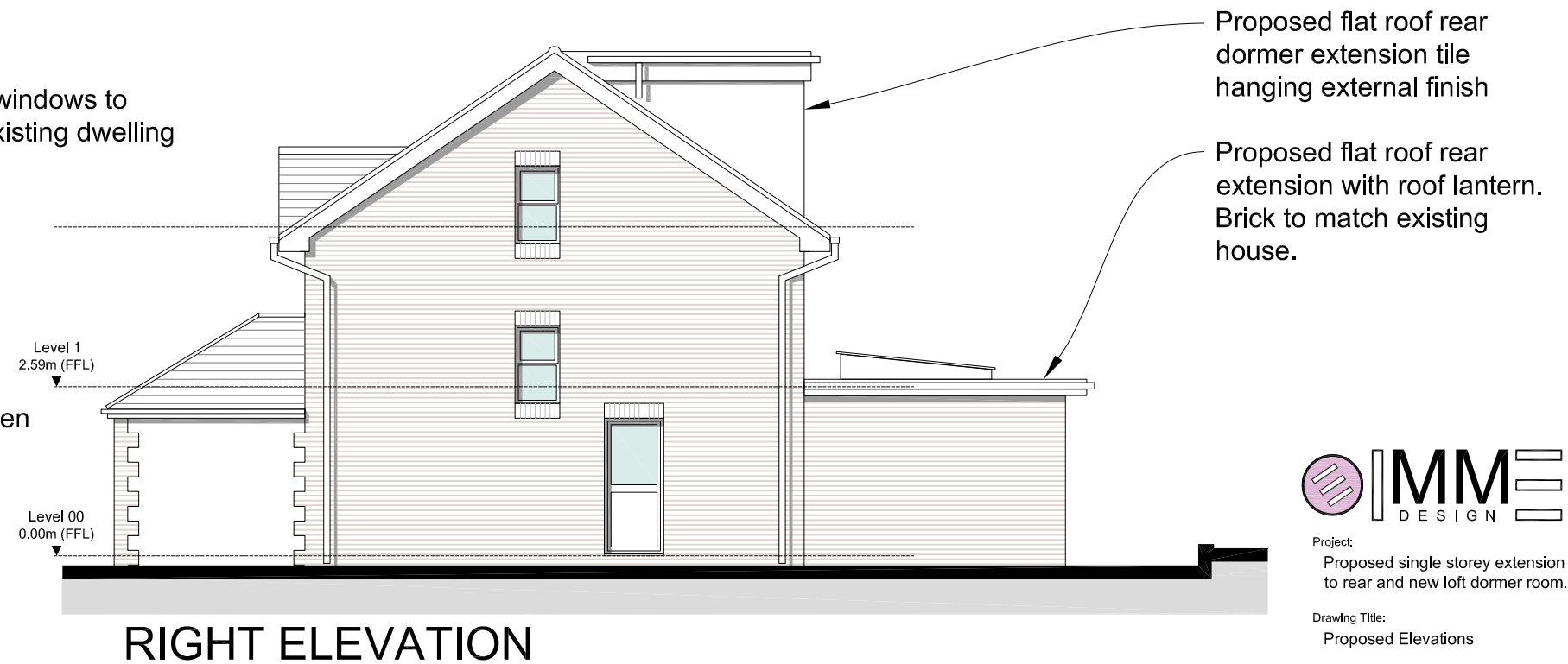
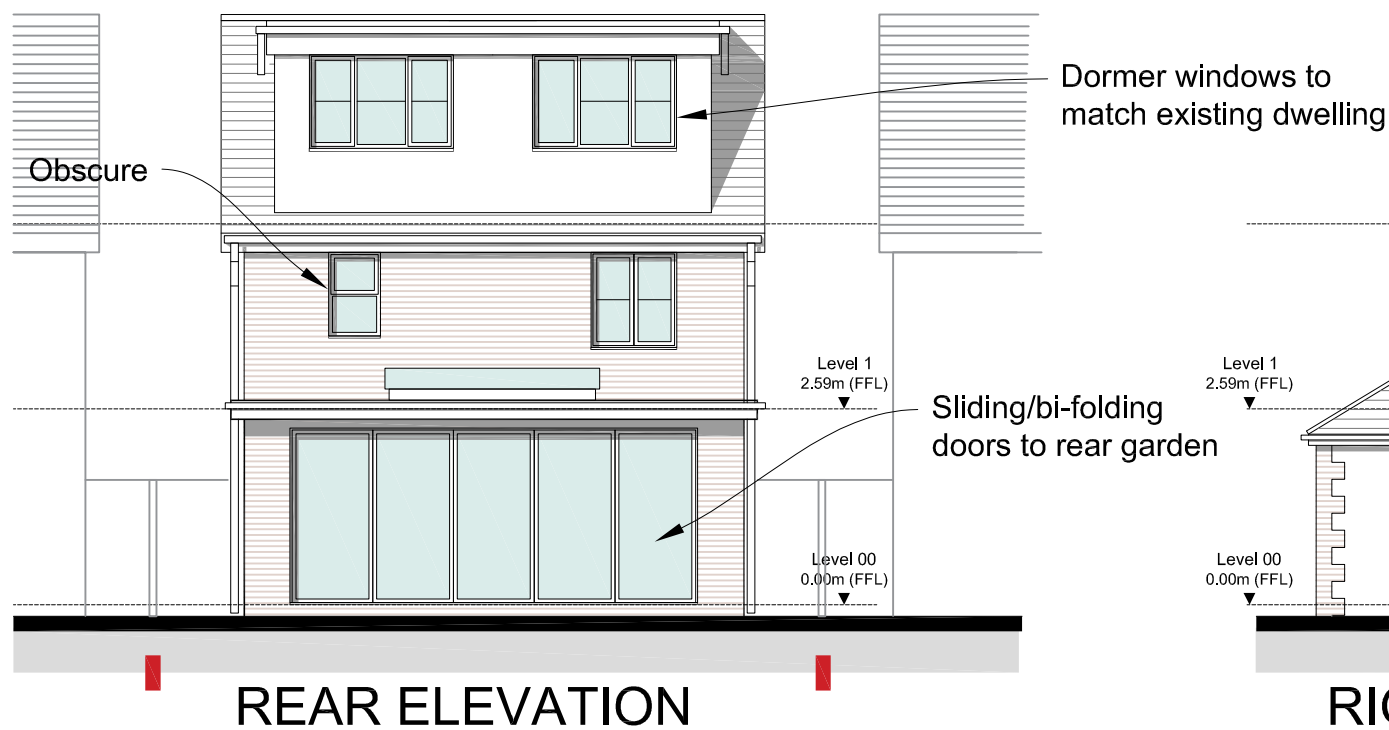
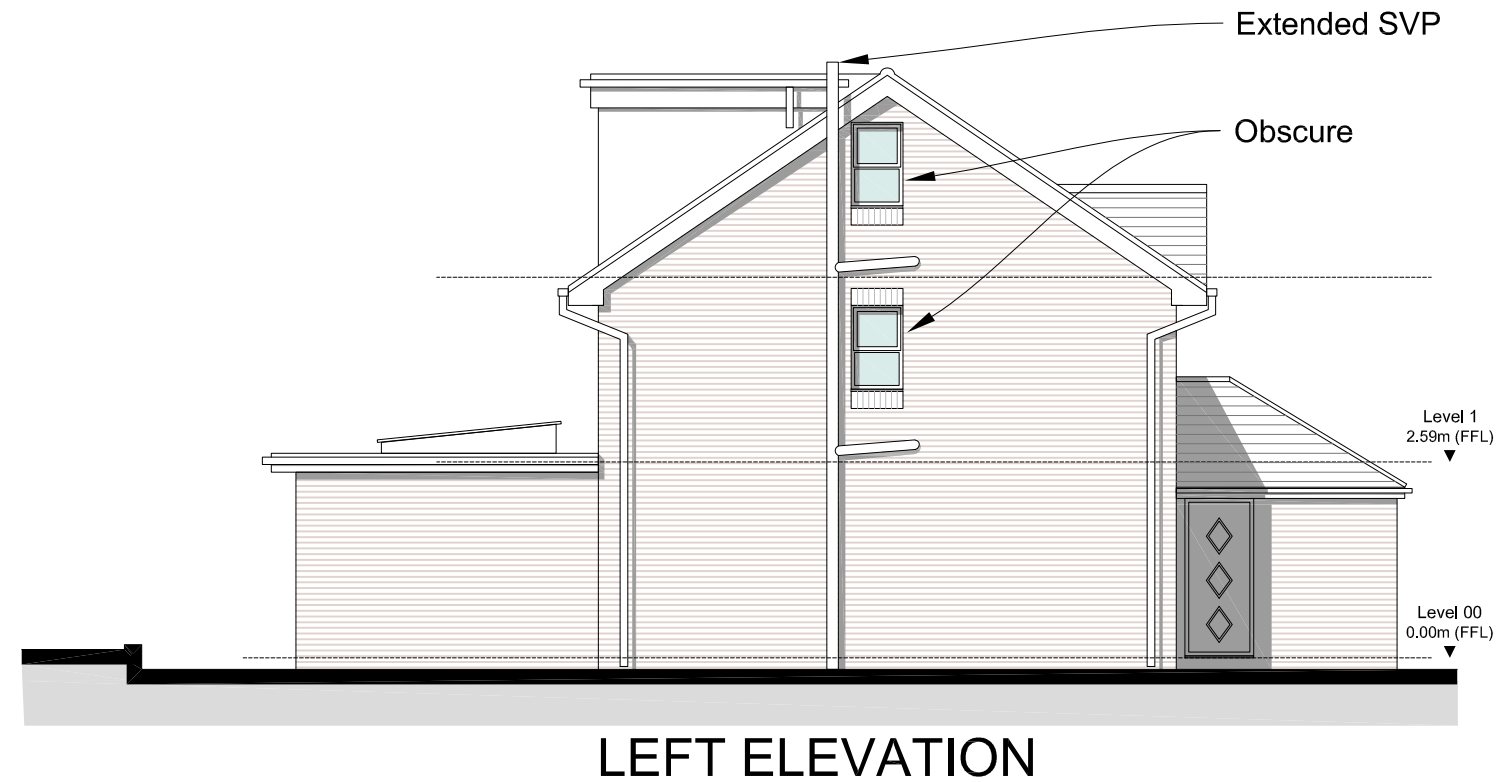
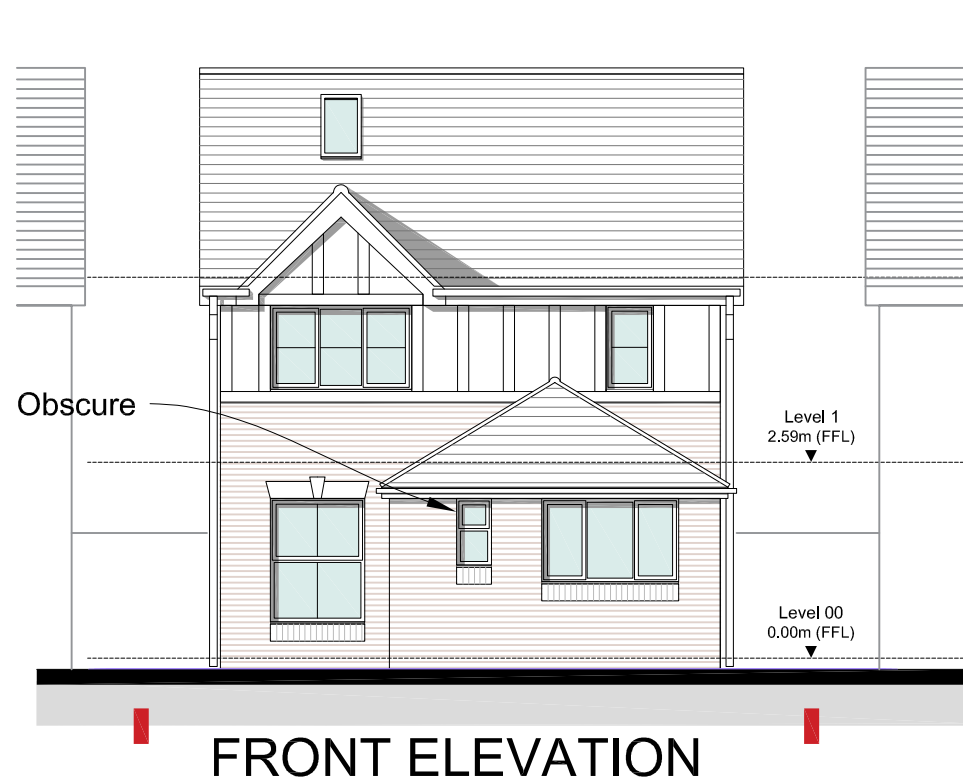
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## PROPOSED ELEVATIONS



Project:  
Proposed single storey extension to rear and new loft dormer room.

Drawing Title:  
Proposed Elevations

Stage:  
PLANNING APPLICATION

Job: 2056 Dwg No. **PL-302**

Date: Nov. 21 Rev: -