

LOCAL MEMBER APPLICATION

COMMITTEE DATE: 27/01/2021

APPLICATION No. **20/02241/DCH** APPLICATION DATE: 12/11/2020

ED: **CYNCOED**

APP: TYPE: Householder Planning Permission

APPLICANT: BABLIN MOLIK

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

PROPOSAL: REAR AND SIDE EXTENSION WITH SIDE DORMERS AND ROOF-LIGHTS

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:
 - CVD2/1 – SITE LOCATION PLAN PLUS PHOTOS
 - CVD2/3 - GROUND FLOOR PLAN
 - CVD2/4A – PROPOSED FIRST FLOOR PLAN
 - CVD2/6A – REAR AND SIDE ELEVATIONS PROPOSED
 - CVD 2/7 – FRONT AND SIDE ELEVATIONS PROPOSED

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 first floor north facing windows in the newly created dormer roof extension shall be non-opening and glazed with obscure glass, below a height of 1.7m when measured from internal floor level, and thereafter retained in perpetuity.

Reason : In the interests of privacy.

RECOMMENDATION 2: that the applicant be advised that the permission hereby granted does not extend the alteration of the existing vehicle crossover or creation of a new vehicle crossover.

1. **DESCRIPTION OF PROPOSED DEVELOPMENT**

- 1.1 This application seeks planning permission to extend a dormer bungalow with a side and rear extension. The works will also see an alteration to the loft accommodation and creation of a new side facing dormer window, to its northern elevation.

- 1.2 The extension, measuring the full width of the property and projecting approx. 4.5m from the rear elevation will result in the creation of a gabled rear elevation at first floor level that will incorporate a floor to ceiling window and a Juliet balcony. The newly created dormer window on the northern roof plane will allow for the creation of a bedroom and bathroom at first floor. A further bedroom will be created in the extended gabled roof. At ground floor the side extension (southern elevation) will link the house to the existing detached garage positioned to the rear of the property, which will be converted into a family annex.
- 1.3 The creation of a new vehicle crossover to the front garden allowing for an in-out arrangement has been removed from the proposal.

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**

- 3.1 No planning history found for this site.

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

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

Policy KP5 : Good Quality and Sustainable Design

4.5 **Relevant Supplementary Planning Guidance:**

Residential Extensions & Alterations (June 2015)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 The Operational Manager, Transportation had no objections to the proposed development.

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 the living conditions of neighbours.

- 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 The SPG notes that extensions should not be overbearing or result in an unacceptable loss of daylight or sunlight to neighbouring properties.

- 8.5 The SPG records that rear extensions have the potential to impact on the daylight and outlook of neighbours. At paragraph 7.2 of the SPG, it notes that such extensions should be subordinate to the original dwelling; should avoid blocking natural light and outlook to habitable rooms in neighbouring properties; should avoid reducing garden space to an unreasonable small size; and consider the impact on trees within or adjacent to the site.

- 8.6 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
- 8.7 The proposed extension is considered to be acceptable in regards to its scale and design and will not prejudice the general character of the area. The design is similar to that of the adjacent property in terms of scale, massing, appearance and design and would be in keeping with the urban grain and visual appearance of the surrounding street scene.
- 8.8 The scale of the development and its relationship with neighbouring properties is considered suitable. Apart from a slight increase in the length of the existing garage on the boundary, the extension will be appropriately set-off common boundaries. It is considered that the proposal would not be overbearing or generally, unneighbourly which would justify concern for the Local Planning Authority.
- 8.9 The proposed dormer window on the north facing roof plane will include two windows, one window is to a bathroom, the other a bedroom. The windows will directly overlook the flank wall and roof of a single storey rear extension of the neighbouring semi-detached house. The flank wall contains a single window at each of the ground floor and first floor levels. The area beside the house is used for car parking. In this position, the proposed dormer should have minimal impact upon neighbouring amenity and should not adversely affect the privacy of adjoining residents subject to the introduction of obscure glazing.
- 8.10 The property will retain a suitable private amenity space at the rear of the site. The development will not impact on trees on or adjoining the site.
- 8.11 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.
- 8.12 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

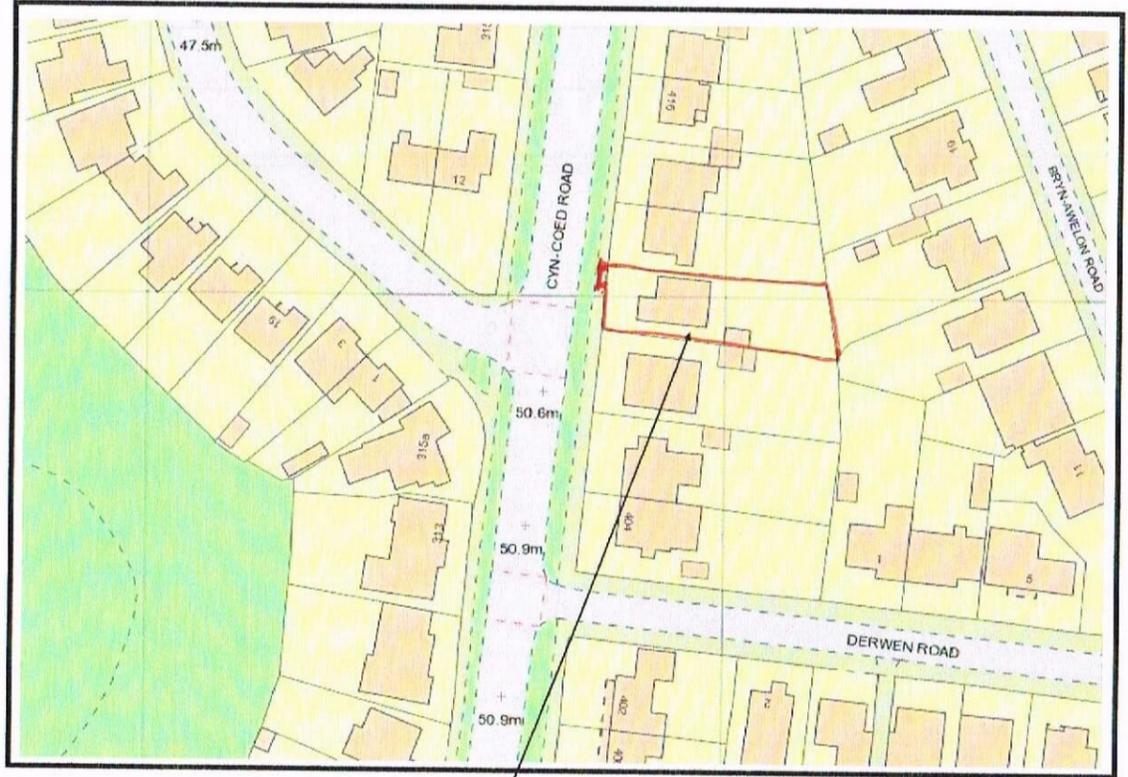
scale, form and finish and will form a sympathetic alteration.

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.

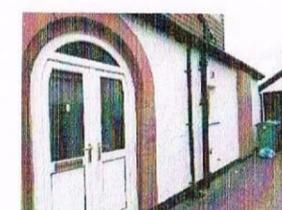


SITE LOCATION PLAN 1:1250

THE SITE



PHOTOS—EXISTING



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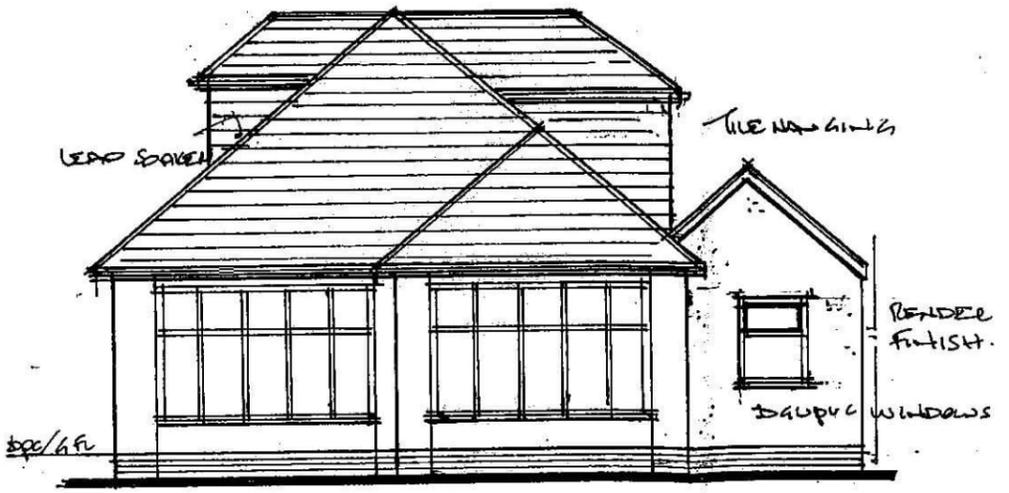


REVISIONS

DTB DESIGN Architectural & Property Development Consultants

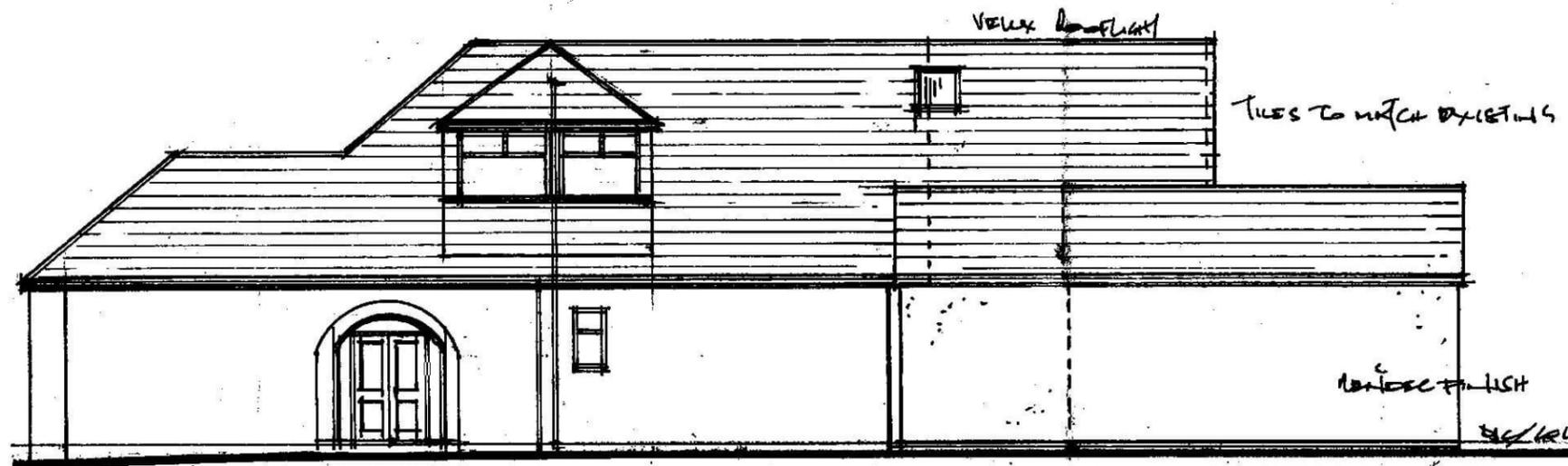
DESCRIPTION
 DEVELOPMENT AT
 410 CYNCOED ROAD
 CARDIFF

OCT 2020 CVD2/1



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 /a	



REAR & SIDE ELEVATIONS PROPOSED 1:100 at A3

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