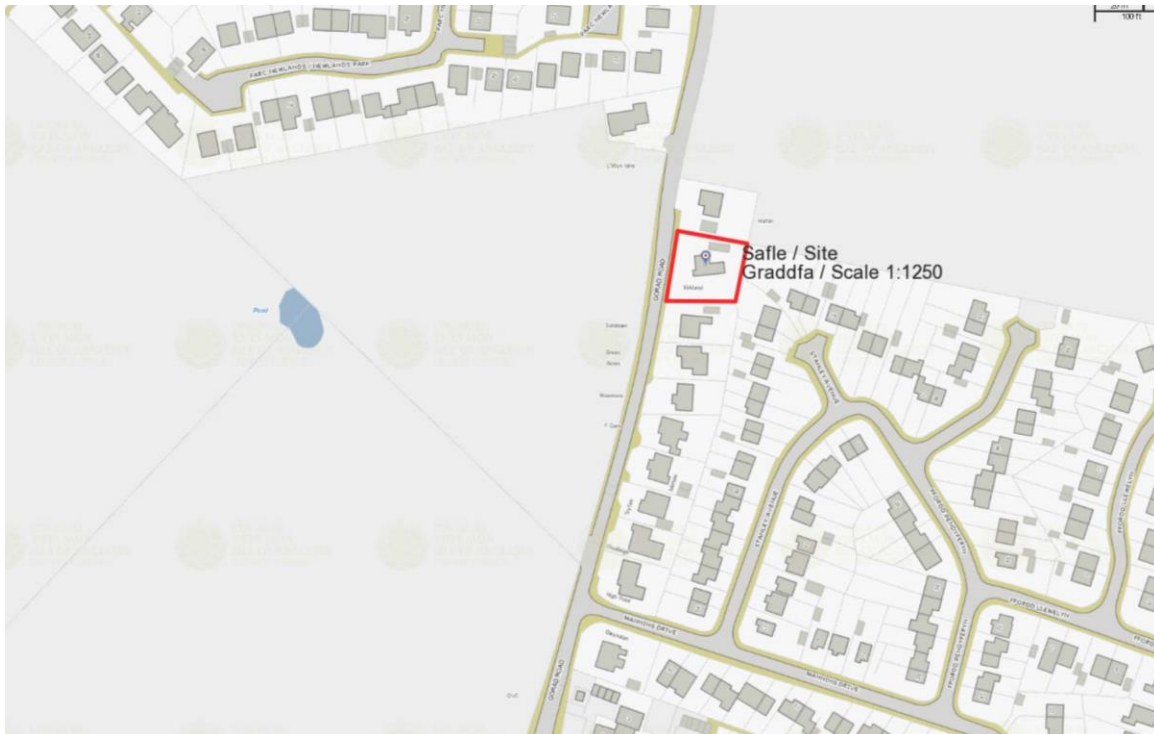


Application Reference: HHP/2019/295

Applicant: Mr. Anthony Wyn Pursglove

Description: Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at

Site Address: Kirkland, Gorad Road, Valley



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Caniatáu / Permit

Reason for Reporting to Committee

The applicant is related to a senior officer in the council.

Proposal and Site

The plans submitted with the planning application show a single storey extension along the side of the property with a lean to roof and a porch on the front elevation. Only the porch shown on the plans requires planning permission as the side elevation is permitted development which does not require planning permission.

The porch would be sited centrally on the front elevation of the existing two storey dwelling and the design would include a pitched slated roof. The porch measures 2.1 by 1.5 metres, giving a footprint of 3.15 sq m. A porch of 3sqm or less would be permitted development.

Key Issues

The acceptability of the scale and design and any impact of the amenities of the occupants of the adjoining properties.

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Planning Policy Wales (Edition 10, December 2018)

Technical Advice Note 12: Design (2016)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Dew	No observations at the time of writing.
Cynghorydd Gwilym O Jones	No observations at the time of writing.
Cyngor Cymuned Y Fali / Valley Community Council	No observations at the time of writing.

The planning application was advertised with a site notice and adjacent properties were notified in writing, the publicity period expired on 05.02.20. No observations have been received at the time of writing.

Relevant Planning History

No material planning history.

Main Planning Considerations

Policy PCYFF 3 requires that extensions and alterations to existing buildings demonstrate a high quality design taking into account their context taking into account the material criteria.

The property subject to the planning application is located within the settlement where there is a mix of age and styles of properties. The Porch would be sited on the front elevation of the dwelling and would be visible from Gorad Road which runs along the frontage of the property.

The design and scale of the porch is considered appropriate in this context and aligns with the requirements of policy PCYFF 3 in that it complements and enhances the character and appearance of the property and respects its context.

Policy PCYFF 2 requires that the extension would not have an unacceptable adverse impact on the occupants of adjacent residences. Given that the extension is of a modest scale and is single storey in height it is not considered that it will result in any impacts such as overshadowing or in terms of the

outlook from windows of adjacent properties. There are no windows proposed which would overlook existing properties either side of the extension. This extension in any case is permitted development.

Conclusion

It is considered that the scale and design of the proposal is considered acceptable in this context and that there are no unacceptable impacts on the amenities of adjacent properties.

Consideration has been given to the requirements of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Recommendation

That subject to the receipt of outstanding consultation responses and the expiry of the publicity period that planning permission is granted subject to the recommended planning conditions.

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Location / Block Plan Existing 1773-A3-01
- Existing Floor Plan 1773-A3-04
- Existing Elevations 1773-A3-03
- Location Block Plan Proposed 1773-A3-02
- Proposed Floor Plan 1773-A3-06
- Proposed Elevations 1773-A3-05

Reason: To ensure that the development is implemented in accord with the approved details.

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.