

**Application Reference:** FPL/2020/3

**Applicant:** Mr & Mrs D P & N Jones

**Description:** Cais llawn ar gyfer addasu ac ehangu yn cynnwys anecs ynghyd a ymestyn cwrtil yn / Full application for alterations and extensions including annex together with extension to curtilage at

**Site Address:** Parciau, Llanddaniel



**Report of Head of Regulation and Economic Development Service (John Williams)**

**Recommendation:** Caniatáu / Permit

**Reason for Reporting to Committee**

Applicants work in the Planning Service. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

**Proposal and Site**

The site is located on the outskirts of the village of Llanddaniel Fab and is the last of a “row” of large, detached dwellings set in open countryside and alongside the road which leads north-eastwards from the village to Star Crossroads. The property subject to the application is of two storeys, finished to render with slate roof and an attached double garage clad in stone.

The property stands in a lawned garden with a substantial hardstanding area to the front to accommodate vehicle parking and turning. The front boundary of the site is provided by a stone wall with a post and rail fence providing the boundary to the field adjoining the site to the north east.

The application proposes to extend the existing dwelling to its north-eastern aspect to provide an annexe. Due to the limited space to the north east, given the field boundary, it is proposed to extend the curtilage of the dwelling into the adjoining field to provide space for the building's maintenance. The new boundary will be fenced with a post and wire fence and landscaped with indigenous species to provide screening.

## Key Issues

The application's key issues revolve around the appropriateness of the proposed development's location, design, how it integrates with the surrounding area and whether any adverse impacts arise.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 Policy PCYFF 4: Design and Landscaping

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Eric Wyn Jones	No response
Cynghorydd Dafydd Roberts	No response
Cyngor Cymuned Llanddaniel Fab Community Council	No response
Ymgynghorydd Ecolol ac Amgylcheddol / Ecological and Environmental Advisor	<p>Confirms that the species and specification proposed for the boundary planting are acceptable, but advises that planting should be 1m further from the fence than is proposed if a post and wire fence is to be used to define the boundary. This would protect from grazing.</p> <p>The proposed development is unlikely to impact protected species, however care should be taken where features in roof areas that could potentially hide bats have to be removed/ disturbed; this includes tiles, wooden boards/ facings, ventilation features and suchlike. If bats were to be found during work, then Natural Resources Wales should be contacted for advice before further work is carried out.</p> <p>If active birds' nest(s) were to be found when working, disturbance/ harm should be avoided and work should be delayed until nesting has finished.</p>
Cyfoeth Naturiol Cymru / Natural Resources Wales	Advise that, from the information provided they do not consider that the proposed development affects a matter listed on their Consultation Topics

	and therefore have no comment to make on the proposed development.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response

The application was publicised by means of neighbour notification letters and displaying a site notice. The latest date for the receipt of observations was 13 February 2020. At the time of writing this report, no letters of representation had been received in relation to the application.

### **Relevant Planning History**

21C162 - Cais amlinellol ar gyfer codi dau annedd gyda manylion llawn am y mynedfa ynghyd a dileu defnydd cyfreithlon o dir fel lard Glo o dan rhif cais cynllunio a ganiatawyd A\2792 yn / Outline application with some matters reserved for the erection of two dwellings together with full details of the access in lieu of the lawful use of land as a Coal Yard granted under full planning application reference A\2792 at Parciau, Llanddaniel – Gwrthod / Refused 01/02/2016

### **Main Planning Considerations**

#### ***Location and Design***

Policy PCYFF3: Design and Place Shaping states that proposals are expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context. It continues that proposals must complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing and elevation treatment. Whilst the extension is a relatively large, two storey one, it is proportional in relation to the existing dwelling. The materials proposed to be used match those of the existing dwelling, that is, slate roof and uPVC windows, doors and rainwater goods. Whilst the render applied to the existing dwelling is of black and white spar, the extension will be finished to the front in a granite coloured cement render with stone cladding to match that of the existing garage. This will add interest and provide contrast to the remainder of the property, thus breaking up what would otherwise be a long, uniform façade were the finish to match that of the existing.

#### ***Landscaping***

Similarly, Policy PCYFF4: Design and Landscaping states that all proposals should integrate into their surroundings, and proposals that fail to show how landscaping has been considered from the outset as part of the design proposals will be refused. The extended curtilage provides an opportunity to introduce additional planting which will, when mature, provide screening which will reduce visual impact when viewing the property from outside the site and privacy for to occupiers of the property.

#### ***Effect on amenities of neighbouring properties***

Given the position of the extension relative to other residential properties in the locality, it is not considered that the proposal will harm the amenities currently enjoyed by the occupants of properties in the immediate or wider neighbourhood. To reinforce this, no adverse representations have been received following the statutory consultations.

### **Conclusion**

Having considered the above and all other material considerations it is recommended that the planning application be permitted subject to a condition restricting the use of the annexe for purposes ancillary to the residential use of the dwelling known as Parciau.

### **Recommendation**

Permit the application subject to the following 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 annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Parciau.**

Reason: For the avoidance of doubt.

**(03) 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 Plan 1735-A3-01**
- **Proposed Elevations 1749-A3-05 and 1749-A3-06**
- **Proposed Ground Floor Plan 1749-A3-07**
- **Proposed First Floor Plan 1749-A3-08**
- **Proposed Block Plan 1629-A3-02**

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.