

**DC/2015/00888**

**RENEWAL OF PREVIOUS CONSENT DC/2009/01209 - EXISTING DOUBLE GARAGE TO BE CONVERTED TO AN OFFICE AND PLANT/STORE ROOM AND EXTENDED VERTICALLY TO CREATE AN ADDITIONAL STOREY CONTAINING A BEDROOM AND EN-SUITE BATHROOM; A NEW DOUBLE GARAGE IS TO BE CONSTRUCTED IN FRONT OF THE EXISTING**

**12 DUCHESS ROAD, MONMOUTH**

**RECOMMENDATION: APPROVED**

Date Registered: 27/07/2015

Case Officer: Craig O'Connor

## **1.0 APPLICATION DETAILS**

- 1.1 12 Duchess Road is a relatively modern two storey property with attached single storey garage element on the front elevation. The property is situated within the Osbaston area of Monmouthshire in an area where there are a mix of different properties that vary in size and design. The dwelling lies within the Monmouth Development Boundary as designated in Policy H1 of the Local Development Plan (LDP).
- 1.2 The proposals are to construct a first floor extension over the existing garage and construct a new replacement single storey double garage. The proposed first floor extension over the existing garage would be on the same footprint as the existing element and would have a pitched roof that would project out to the north west measuring 7.1m to the ridge. The resultant building would be used to accommodate a new study, storage area and master en-suite bedroom. The proposed replacement single storey double garage would be site don the north west elevation and would have a footprint measuring 6.5 x 6.2m. The structure would have a pitched roof that would measure 2.3m to the eaves and 4.3m to the ridge. The proposed materials would aim to match those of the existing house. The applicant has also submitted details of proposed screening to be erected between 12 Duchess Road and Juniper House.

## **2.0 PLANNING HISTORY**

DC/2009/01209 Conversion and extension of double garage to office and plant/store room and en-suite bedroom above; construction of replacement double garage; Approved July 2010

MB35815 Proposed double garage, bedroom extension and conversion of existing garage to playroom; Refused April 1993

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

S13 Landscape, Green Infrastructure and the natural environment

S17 Place making and design

EP1 Amenity and environmental protection

DES1 General Design Considerations

### **4.0 REPRESENTATIONS**

#### **4.1 Consultation Replies**

Monmouth Town Council – Recommends approval

#### **4.2 Neighbour notification**

There was one letter of objection to the proposals that outlined a previous refusal at the site (35815) stating the following: -

“It is considered that this extension would represent an overbearing intrusion on the generally open and attractive street scene of Duchess Road and in combination with the narrowing of the road at this point would represent a most unsatisfactory visual closure.

The size of the proposed extension exacerbated by its location on rising ground is such that it would have an overbearing effect on adjacent dwellings it includes windows in the side elevation which due to the staggered location of the houses would overlook the patio of the adjoin property thereby reduce its residential amenity. Having regard to the prominent location of the dwelling it is considered that any further forward extension would be inappropriate.”

The 2010 application and the current request for an extension of planning approval recognise the overlooking aspect and offers an unsightly barrier solution. But in no way has the inappropriateness of the overbearing nature of the proposed development been addressed

### **5.0 EVALUATION**

#### **5.1 Visual impact**

5.1.1 The application seeks consent for the renewal of a planning application (DC/2009/01209) that expired on 19/07/2015. There has not been a significant change in planning policy since this approval and as a result there has been no material change in circumstances for the proposed development. The evaluation relating to visual impact for the previous application (DC/2009/01209) is still applicable for this renewal application. The previous visual impact evaluation of proposals outlined the following : -

“On balance the proposed extensions would have an acceptable visual impact on the street scene. The resultant dwelling would be relatively large however the two storey element would be sited approximately 10.5m from Duchess Road. It is not considered that the resultant dwelling would be overbearing on the street scene. A similar scheme was refused by the Planning Authority in 1993 under application A/35815. The reason for refusal related to the impact that the resultant dwelling would have on the locality, however, since then some properties have had various extensions and alterations including at the front of the property thus introducing changes to the locality. Given the existing arrangement of dwellings within the area it is not considered that the resultant dwelling would appear out of keeping as properties vary in both design terms and in size or appear to be an incongruous form of development within the street scene. The proposed extensions would be visually subordinate and would not harm the visual appearance of the front elevation of the dwelling. In addition the existing natural landscaping along the boundary of the plot would be retained to soften the visual impact of the dwelling on the street scene. Overall it is considered that the proposed extensions and alterations are of an acceptable size for the dwelling. The proposals are of an appropriate standard of design and the proposed materials and openings would be sympathetic to the existing arrangement.”

The proposals are considered to respect the existing form, scale, siting, massing, materials and layout of its setting and have an acceptable visual impact given the pattern of development in the area. The proposed development would be in accordance with Policies EP1 and DES1 of the LDP.

## 5.2 Residential amenity

5.1.2 As outlined in section 5.1 this is a renewal application and the residential amenity evaluation for the previous application (DC/2009/01209) is still applicable for this development. The previous residential amenity evaluation of the proposals outlined the following:

“The proposed extensions and alterations would be to the front elevation of 12 Duchess Road and due to the siting of the respective dwellings it is not considered that the proposed extensions would have a significantly detrimental impact on the amount of sunlight received by either of the adjoining neighbours. The neighbouring property to the north would be slightly affected during the early

evening however it would not significantly harm the occupiers of this dwelling such as to warrant refusing the application.

The proposals would result in new first floor window openings in the north east and south west elevations. The proposed windows in the north east elevation would look onto the front garden of Woodstock which would be the same as the existing arrangement at the site. It is not considered that these windows would be harmful as Woodstock would still have sufficient privacy to the rear and it is considered acceptable for a certain level of overlooking within town areas, particularly with front garden areas. Two of the proposed first floor windows in the south west elevation would have oblique views into the rear garden area of Juniper House due to the siting of the dwellings.

The applicant has submitted details to erect a new solid board backed trellis above the existing fence to protect the privacy of the neighbouring party Juniper House. If this screen was erected it is not considered that there would be views into the patio area of the neighbouring property and therefore there would not be an unacceptable level of overlooking. The proposed window to serve the en-suite bathroom would be obscured glazed to ensure that there are no direct views into the rear of Juniper House. On balance it is considered that subject to the proposed screen being erected the proposed development would not harm the neighbouring properties and would maintain reasonable levels of privacy for the neighbouring parties.”

Subject to the proposed trellis being conditioned to be erected at the site the development would not have an unacceptable impact on the residential amenity of the neighbouring property to warrant refusing this application. The proposed development would be in accordance with Policy EP1 of the LDP which aims to preserve levels of privacy in residential areas.

### 5.3 Response to objections

- 5.3.1 There was one letter of objection to this renewal application which referred to the previously refused application 35815, stating that the development would be overbearing. As explained within section 5.1 on balance the visual impact of the resultant dwelling on the locality is deemed to be acceptable. There has been a significant amount of development along Duchess Road since the refusal of application MB35815 and on balance given the change in the character and appearance of the area overtime the proposed extensions and alterations are considered to be acceptable. The proposed extensions and alterations are not considered to be unacceptably overbearing on Juniper House to warrant refusing the application given the existing built form and the orientation of the houses. The proposed screening would ensure that the privacy of Juniper House is maintained and it is not considered that the development would have an unacceptable level of harm to privacy or private amenity space of the neighbouring property as explained in section 5.2.

## 5.4 Conclusion

- 5.4.1 There has not been a significant change in planning policy since the original consent of DC/2009/01209 and therefore the extensions and alterations to the existing dwelling are still considered to be acceptable. The proposed resultant dwelling is considered to be of an acceptable size and of an appropriate design that does not harm the character and appearance of the area. The privacy of Juniper House would be preserved with the erection of the privacy screen (approved as part of DC/2009/01209), which would be a condition of any approval. The proposals are considered to be in accordance with policies EP1 and DES1 of the LDP and the application is therefore recommended for approval.

## 6.0 **RECOMMENDATION: APPROVE**

### Conditions

1. Standard 5 years in which to commence development.
2. Compliance with approved drawings.
3. The hereby approved garage shall only be used for purposes ancillary to the dwelling house.
4. Before occupation of the upper floor takes place the proposed screen shown on drawing nos. AL.0.35, 36 and 37 shall be erected. The screen shall be maintained in perpetuity.

### Informatives

Party Wall Act  
Bats

