

DC/2017/01120

TWO STOREY REAR EXTENSION, PORCH AND SINGLE STOREY REAR EXTENSION TO KITCHEN

WOODSIDE, CRICK

RECOMMENDATION: APPROVE

Case Officer: Nia Watts

Date registered: 27/09/2017

1.0 APPLICATION DETAILS

- 1.1 This application relates to Woodside, a semi-detached dwelling located within open countryside approximately 400m east of the settlement of Crick, off the A48. Woodside is a part of a group of three properties located in this area, the other two being the adjoining semi-detached house, Sunnyside, and also a detached bungalow known as Amberley. Woodside enjoys its own individual access off the A48 and the dwelling is set a good distance back off the A48, approximately 70m.
- 1.2 Woodside benefits from a recent planning consent DC/2017/00797 for a two storey side extension to the property. Rather than constructing the two storey side extension, it is now proposed to extend the rear of the property with a projecting two storey gabled extension and single storey lean to with a porch to the side. The reason for this is due to the internal layout of the dwelling and the proposal would provide a more practical layout for the applicants.

2.0 RELEVANT PLANNING HISTORY

DC/2014/00790 - Proposed demolition of a shed and proposed detached garage/store – Approved 12.09.2014

DC/2014/00797 - Proposed part two storey side extension and part first floor rear extension with canopy porch roof and entrance forecourt – Approved 12.09.2014

DC/2016/00442 - Revised scheme to DC/2014/00790 - to erect a steel portal frame building - exactly same footprint but to have building clad with timber one side and polyester coated box profile sheets to 2 sides and remaining end to have wooden clad doors - Approved 19.05.2016

MB28645 – Sunnyside Crick – 2 storey rear extension
Approved 21.08.1987

3.0 LOCAL DEVELOPMENT PLAN POLICIES

S1 Spatial distribution of housing
H6 Extensions to dwellings in the open countryside

S17 Place making and design
DES1 General Design Considerations

S13 Landscape, Green Infrastructure and the Natural Environment
EP1 Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultation Responses

Mathern Community Council – Recommends refusal. The proposed extension is significant, two storey and directly on the boundary which will impact on the amenity and access to light of the neighbouring property by over shadowing it. It can be seen when the houses were initially designed that the rear sections of the buildings were designed as single storey and were set in from the respective boundaries on plan to protect the amenity of both dwellings. It is considered that the proposed extension will compromise these design principles to the detriment of the neighbouring property. It is considered that any proposed extension to the property should focus on the western boundary so as not to adversely impact the neighbouring property.

4.2 Neighbour Representations

Correspondence has been received from the neighbouring adjoining property with concerns in relation to the proposed extension blocking daylight into their kitchen and obstructing views into the countryside at the rear. It is commented that there is no objection to previous plans passed under DC/2014/00797 on the west elevation of the property.

Comments have also been received in relation to the position of the soakaway which serves both Woodside and Sunnyside.

4.3 Local Member representations

Requests the application is presented to Planning Committee due to concern about the impact of the proposed extension upon the neighbouring property's amenity.

5.0 EVALUATION

5.1 Principle of proposal and visual impact

5.1.1 Woodside is located within the open countryside and therefore Policy H6 of the Monmouthshire Local Development Plan applies. Policy H6 'Extension of Rural Dwellings' sets out that extensions must be subordinate and respect the character of the existing dwelling house and cannot increase the volume of the existing dwelling by more than 50%.

5.1.2 It is considered that the proposed extension to the property, although two storey, would be subordinate to the existing dwelling and as Woodside is not a traditional dwelling and not prominently located within its setting the design is considered acceptable and in keeping with the terms of Policy H6. The proposed extension is within the volume increase allowance, and is not considered to over dominate or detrimentally alter the appearance of existing dwellinghouse. The proposal is set to the rear of the dwellinghouse and thus has minimal visual impact upon the front (principal) elevation and surrounding open countryside. It is therefore considered that the visual impact of the proposed extension is acceptable and in accordance with policies S1, S17, H6 and DES1 of the Monmouthshire LDP.

5.1.3 In terms of the previous consent DC/2014/00797 this approved development could not be carried out if this current application is implemented. There is no requirement therefore to sign a unilateral undertaking. It is possible an additional extension could be built on the side as permitted development and therefore permitted development

rights will be conditioned to be removed as further extension to this property is unlikely to be unacceptable in the future in that it would conflict with Policy H6 of the LDP (it would represent an unacceptable increase in volume).

5.2 Impact on Neighbour Amenity

5.2.1 In terms of the two storey projecting gable element, this is set approximately 2.3m from the shared boundary with Sunnyside and projects approximately 4m. Although a fairly large projection is it noted that Sunnyside does have a similar projecting gable extension, set approximately 2m from the shared boundary with Woodside, albeit Sunnyside's extension does not project as far out from the rear building line as the proposal for Woodside. Although there is a slightly longer projection on the proposal, approximately 4m, it is considered that as the two storey element is set away from the boundary this element is acceptable in terms of impact on neighbour amenity and will be similar to the existing impact of the two storey extension on Sunnyside.

5.2.2 The main concern with this application is the impact of the single storey extension element upon the adjoining neighbour's amenity in terms of reducing light from their ground floor kitchen window. In particular there is concern in relation to the proposed single storey element which is built up to the shared boundary with Sunnyside and due to its 4m projection and close proximity to Sunnyside's kitchen window, this element would reduce daylight into this north-facing window, which currently receives limited sunlight. Although it is empathised that the proposed extension will reduce a degree natural daylight into Sunnyside's kitchen window, the proposed extension is to the north-west of the kitchen window and will not block direct sunlight and would cause limited overshadowing. There is no right to a view and blocking the occupiers view from the window is not a planning consideration. It also needs to be taken into account that the single storey element which measures 4m from the rear boundary of the existing dwelling by 2.5m to the eaves and 3m to the ridge, could be built as permitted development under schedule 2 part 1, class A of the General Permitted Development Order (GPDO) . There is therefore little planning justification to refuse this element of the application and it is considered in accordance with policies S13 and EP1 of the Monmouthshire LDP.

5.3 Biodiversity

5.3.1 An assessment has been undertaken to consider whether the proposed works will have an impact upon bats. It has been assessed that in all probabilities there will be a potential medium impact upon bats, this is because:

- There are no known bat roosts at the site as indicated by SEWBReC Records.
- There is a lack of potential crevice features on the building such as lifted ridge tiles and internal roof linings and therefore limited potential for bats to roost.

5.3.2 An informative will draw the applicant's attention to the significance of the protection of bats.

5.4 Response to the Community Council's and Local Member's representations

5.4.1 In response to the Community Council's and Local Member's concerns about proximity of the extension to the boundary with Sunnyside and the resultant amenity impact, these are addressed in section 5.2 of the report, above.

5.5 Well-Being of Future Generations (Wales) Act 2015

5.5.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
	<u>Compliance conditions</u>
3.	Remove permitted development rights for further extension(s) to the property.

Informatives

Party Wall Act

Please note that Bats are protected under The Conservation of Species and Habitats (Amendment) Regulations 2012 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (02920 772400)

Roosting bat provision can be in the form of self- contained bat brick(s) which can be fixed within the exterior of the upper storey walls, for example under the western eaves/ gable apex of the new extension note that bat bricks can be recessed into the wall to create a less obtrusive finish.

Note: Wooden bat boxes should not be used as these are prone to decay and are unlikely to last throughout the lifespan of the dwelling.

Further information and details about bat roost products can be found at the Bat Conservation Trust website: http://www.bats.org.uk/pages/bat_boxes.html