

Application Number: DM/2019/00900

Proposal: Two-storey extension to side and two-storey and single storey extensions to rear

Address: 60 Caldicot Road Rogiet Caldicot Monmouthshire NP26 3SG

Applicant: Mr Tony Collett

Plans: Location Plan LH01 - , Floor Plans - Existing LH03 - , Elevations - Proposed LH06 - , Cross Section LH07 - , Cross Section LH08 - , Location Plan - A, Floor Plans - Proposed - A, Floor Plans - Proposed - A,

RECOMMENDATION: APPROVE

Case Officer: Mrs Joanne Clare
Date Valid: 19.06.2019

This application is presented to Planning Committee by the request of Local Member Cllr L. Guppy

1.0 APPLICATION DETAILS

- 1.1 No. 60 Caldicot Road is a two storey semi-detached property located along the main road that passes through Rogiet. The property forms part of a residential street which consists of different house types. The property benefits from off street parking to the side of the property and front and rear gardens. The application site and wider area are located within the development limits of Rogiet as identified by the Proposals Map of the Monmouthshire County Council's Local Development Plan (LDP).
- 1.2 This application seeks planning permission for the development of a two-storey side extension and single storey extension to the rear of 60 Caldicot Road, Rogiet. The proposed extension will extend 3.3m to the side and will measure 10.4m in length to the rear. The extension at the rear will measure 6.1m in width and will be two storeys measuring 4.8m to the eaves. There will also be a single storey extension to the rear which will measure 3.8m in width, 4.2m in length and have a flat roof with a glazed lantern in the centre of the roof. The proposed two-storey side extension would provide a playroom with large kitchen/diner and open plan family area on the ground floor and the first floor would provide two new bedrooms with an en-suite bathroom. There would be one additional window to the first floor which will serve the en-suite bathroom and would be obscure glazed. The extensions would be constructed from materials that match the existing arrangement consisting of white roughcast render with a black smooth rendered band, slate to the roof to match the existing and white uPVC windows and doors.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/00900	2 storey extension to side and 2 + 1 storey extension to rear	Pending Determination	
DC/1987/00346	New Access And Erection Of Garage	Approved	05.06.1987

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 Landscape, Green Infrastructure and the Natural Environment
S17 Place making and Design

Development Management Policies

DES1 General Design Considerations
EP1 Amenity and Environmental Protection

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Rogiet Community Council - Recommends approval.

SEWBReC Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Objection letter received from 58 Caldicot Road outlining the following: -

- Close to adjoining properties
- Development too high
- General dislike of proposal
- Inadequate access
- Information missing from plans
- Loss of light
- Loss of privacy
- More open space needed on development
- No Opinion expressed on development
- Not enough info given on application
- Out of keeping with character of area
- Over development

Solicitor's letter on behalf of 58 Caldicot Road regarding removal of the hedgerow.

5.3 Local Member Representations

Cllr Linda Guppy has outlined the following:

This is a very large extension, too large a design to fit in with the street scene and concerns with reduced existing parking space which may be lost. Due to the amount of traffic that travels on the B4245 the benefits that good parking space within the property boundary offers safe access in and out of the property and needs to be considered. The plans do not show the closeness to the new building that has been developed recently next to the property.

Prior to a decision being made I request that this application is presented to the full committee.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Strategic Planning/ Development Plan context/ Principle of Development

This application seeks consent to provide a two storey extension to the side and rear at 60 Caldicot Road, Rogiet. LDP policies EP1 and DES1 seek to support applications for residential development in such locations subject to appropriate design and impact. Being mindful of the site's lawful use and location, the principle of providing extensions at the property is considered acceptable, subject to the application satisfying a number of material considerations which are outlined below.

6.1.2 Good Design/ Place making

The application seeks consent for extensions to the side and rear of the existing dwelling. The application has been carefully considered with regards to the design and the impact on the street scene. The applicants were originally requested to reduce the ridge height of the extension so that it was visually subordinate to the existing dwelling but following a detailed site visit reviewing other extensions in the Rogiet area it was evidenced that many other properties have extended along the same ridge height as the original property. During negotiations with the applicant, it was agreed that the extension would be amended to be set back from the front elevation by approximately 300mm. This would result in the extension being viewed to be a secondary addition. On balance, given there is mix of properties in the area and that the proposed two storey side extension is not overly dominant it is considered that the development has an acceptable appearance on the street scene. The proposed rear extension would not be visible from the street scene and therefore its impact would be minimal. The proposed extensions would be constructed from sympathetic materials that would ensure the extensions harmonise well with the existing building and the resultant development would not be alien to the area owing to similar developments being constructed previously. The proposals would not have an unacceptable impact on the appearance of the area and are therefore considered compliant with the relevant criteria of policies S17, EP1 and DES1 of the LDP.

6.1.3 Impact on Amenity/ Promoting Healthier Places

The proposed development would not have an unacceptable impact on any other party's residential amenity. The proposed rear extension would not significantly alter the amount of sunlight the neighbouring property at 58 Caldicot Road would receive due to the layout of the properties and the sun's orientation. The recently constructed 62 Caldicot Road is located to the south west of the property. It is not considered that this development would not have an unacceptable impact on the privacy of the occupiers of this property. The first floor side elevation would be obscured glazed and the first floor rear window would be sited 9m from the party boundary which is considered to be an acceptable intervening distance. The amount of light the neighbouring properties would receive would not significantly alter as a result of this development given the orientation of the sun. The proposed extensions at 60 Caldicot Road would not result in unacceptable harm to local amenity, nor would they affect the privacy, amenity and health of the occupiers of neighbouring properties and would be in accordance with Policy EP1 of the LDP.

6.2 Active and Social Places

6.2.1 Access / Highway Safety

The plans submitted in support of the application indicate that off street parking is available to the front and side of the dwelling and the parking provision for the property is unaltered by the proposals. Although the proposed development would increase the size of the dwelling, it would remain a three bedroomed property and would not compromise the existing off street parking provision. The property would have sufficient parking provision and it is considered that the development would not have a detrimental impact on highway safety and the free flow of traffic in the area. The development would be in accordance with Policy MV1 of the LDP.

6.3 Response to the Representations of Third Parties and/or Community/Town Council

6.3.1 Cllr Guppy has raised concerns with regards to the parking at the property after the extensions are built. As outlined in section 6.2, there is adequate parking at the property and the proposed extensions would not compromise the off street parking provision already afforded at the property.

6.3.2 The neighbouring property has objected on several grounds. The proposed extensions and alterations are not considered to be an over-development of this large plot and as outlined in section 6.1.2 the proposals would not have an unacceptable impact on the street scene. The proposed access and parking provision would be unaltered by the proposals and are adequate for the property. The development would not have an unacceptable impact on the privacy or amenity of No 58 Caldicot Road or another property. There are concerns that the proposed development would result in the loss of an existing hedge between No 60 and No 58 Caldicot Road, the applicant has expressed that the hedge will be retained along the boundary and a fence would be erected on their side of the boundary. This issue would be a civil matter between the parties concerned rather than a material planning consideration.

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

6.4.1 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.

6.5 Conclusion

6.5.1 On the basis of the above following the amended plans, it is considered the development would have an acceptable visual impact on the street scene and would not detrimental to the residential amenity of any other party. Being mindful of the style of the host property and similar extensions allowed in the area, it is considered that the development proposed would not be detrimental to the character or appearance of the host property or wider area and would not have a detrimental impact on the highway safety and free flow of traffic in the area. The application is considered compliant with the relevant requirements of policies DES1, EP1 and MV1 of the LDP and is recommended for approval subject to conditions.

7.0 RECOMMENDATION: APPROVE

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.