

Application Number: DM/2019/01320

Proposal: First floor extension to create a new bedroom.

Address: 21 Ethley Drive, Raglan, NP15 2FD

Applicant: Mr Ross Price

Plans: Location Plan Location Plan at 1:2500 - , Block Plan Block Plan at 1:1250 - , All Proposed Plans 001 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Kate Bingham

Date Valid: 15.08.2019

This application is presented to Planning Committee due to the applicant being part of the Sustainable Drainage Team that works closely with the Planning Department.

1.0 APPLICATION DETAILS

1.0 This is a householder application for a first floor extension to an existing detached house in Raglan. The proposed extension will create an additional bedroom and will be above a former garage that has previously been converted to additional living accommodation. This did not require the benefit of planning permission.

2.0 RELEVANT PLANNING HISTORY (if any)

None.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

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

Development Management Policies

DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development

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

Raglan Community Council - No comments received to date. Wrote to advise that they had not received the initial consultation although this was emailed on 4th September 2019. Consultation resent 16/10/19.

SEWBRc Search Results - No significant ecological record identified.

5.2 Neighbour Notification

6.0 EVALUATION

6.1 Principle of the proposed development

6.1.1 The property is within the Development Boundary of the village Raglan, within which extensions to dwellings are acceptable in principle subject to design and impact on neighbouring occupiers.

6.2 Good Design/ Place making

6.2.1 It is proposed to build up over the footprint of the existing ground floor which was originally constructed as an integral garage but has since been converted to additional living accommodation. This did not require the benefit of planning consent as it is classed as Permitted Development and there are no restrictions of this property.

6.2.2 The proposed extension will be set back from the front elevation of the main house and the ridge would also be dropped below that of the original. This breaks up the mass of the building to help it better blend into the street scene. Materials are proposed to match the existing dwelling (concrete interlocking roof tiles and matching brick work)

6.2.3 Overall the proposed extension is considered to be in keeping with the character and appearance of the existing dwelling and surrounding area and therefore in accordance with LDP Policy DES1.

6.3 Impact on Residential Amenity

6.3.1 No windows are proposed in the side elevation of the extension that could directly overlook the neighbouring dwelling. There will be an additional window at first floor level on the rear but this will not increase overlooking beyond the existing situation. As such, no neighbour issues are anticipated and there will be no conflict with LDP policies DES1 and EP1.

6.4 Access / Highway Safety

6.4.1 There are no changes to parking or access proposed as part of this application. The property benefits from two off-street parking spaces and there are no restrictions to on-street parking.

6.5 Biodiversity

6.5.1 The roof of the former garage that is to be removed is well maintained with no access points for bats. Furthermore it is only single storey and therefore less likely to be used by bats. As the ridge of the proposed extension will be set down below that of the main house, there will no works to the main roof. As such it is not considered that any survey work in relation to bats will be required. However, an informative relating to what the applicant should do if bats are encountered during works should be included on any consent.

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

6.6.1 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.

7.0 RECOMMENDATION: APPROVE

Conditions:

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.

INFORMATIVES

0 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 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) (0300 065 3000).

0 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.