

Application Number: DM/2020/00716

Proposal: Proposed rear two-storey extension and part single storey extension to existing semi detached dwelling. Demolish existing detached garage and relocate with new single storey garage for one car

Address: Kilkerran, Castle Street, Usk, NP15 1BU

Applicant: Sally Strong

Plans: All Drawings/Plans PL01 - B, Location Plan Location Plan

RECOMMENDATION: APPROVE

Case Officer: Ms Lowri Hughson-Smith
Date Valid: 16.06.2020

This application is presented to Planning Committee due to the applicant being related to a Monmouthshire County Councillor

1.0 APPLICATION DETAILS

1.1 Site Description

1.1.1 The application site is a semi-detached dwelling located along Castle Street. The property is in a large plot, with a front garden and extensive rear garden with a length of approximately 26m.

1.1.2 The property is modern in appearance and finished in red brick at the lower level, render at the upper level and concrete roof tiles.

1.2 Value Added

1.2.1 The proposals as submitted were considered acceptable and changes were not required. The neighbour raised some concerns regarding the plans and the potential impact on their property and the proposed plans were amended to provide clarification on the matters raised.

1.3 Proposal Description

1.3.1 The proposed development seeks to demolish an existing conservatory which spans the full width of the rear of the dwelling. In its place, a single and two storey extension is proposed. The single storey extension will be located on the common boundary with Stella, Castle Street and the two storey element adjacent to the driveway and no. 4 Castle Street. The proposal also includes demolition of the existing single garage and its replacement with a single garage in a revised location approximately 2.5m to the southwest of its current position.

1.3.2 The extension will provide lounge and utility at ground floor and an additional bedroom at the upper floor. The extension would have the following dimensions:

- o Depth: 3.15m
- o Width: 8.1m (full width of existing house); and
- o Height: 3.5m (highest point of single storey extension) and 7.6m (highest point of two storey extension)

(all of the above measurements are approximate)

1.3.3 The proposed palette of materials is made up of white uPVC windows, red facing brick to lower level and white rendered walls to upper floor with dark brown roof tiles. The materials match the finish of the existing house.

1.3.4 The proposed garage dimensions are:

- o Width: 3.4m
- o Depth: 6.4m
- o Height: 2.5m

1.3.5 The proposed materials are red brick to walls, a flat roof in a dark colour and a metal garage door.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/00716	Proposed rear 2 storey extension and part single storey extension to existing semi detached dwelling. Demolish existing detached garage and relocate with new single storey garage for one car.	Pending Determination	

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

EP1 LDP Amenity and Environmental Protection
DES1 LDP General Design Considerations
HE1 LDP Development in Conservation Areas
NE1 LDP Nature Conservation and Development

Conservation Area Appraisal

Usk Conservation Area Appraisal

4.0 NATIONAL PLANNING POLICY

4.1 Planning Policy Wales (PPW) Edition 10

4.1.1 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.

4.1.2 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

Usk Town Council

Recommends approval

MCC Heritage Officer

No objection

Glamorgan Gwent Archaeological Trust

No objection subject to a condition

5.2 Neighbour Notification

Two responses have been received in relation to the application from one household raising the following concerns:

- o The maintenance of the retained hedge between properties has not been detailed and may cause damp;
- o The side eaves of the single storey extension would overlap the common boundary;
- o The change in roof form to the neighbouring property will affect rainwater run-off and may cause damp;
- o The finish to the wall on the common boundary has not been detailed;
- o Concerns regarding the practicalities of building the extension so close to common boundary.

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

The property is located in the settlement of Usk and, therefore, the principle of development is acceptable subject to relevant material planning considerations. In respect of the proposals the relevant considerations are:

- o Impact on residential amenity;
- o Design/impact on the Conservation Area/Visual Impact;
- o Archaeology; and
- o Biodiversity considerations.

6.2 Impact on Residential Amenity

The surrounding dwellings most affected by the proposals are Stella and no. 4 Castle Street together with 4A Castle Parade. The impact on these properties will be discussed in more detail below.

Stella, Castle Street

The proposed extension will be located on the common boundary of Stella and require Party Wall works to this property. The Party Wall works are not a relevant consideration to the planning determination and will not be considered further.

The element of the extension on the common boundary will be single storey and have a maximum overall height of approximately 3.5m and eaves height of approximately 2.1m. The proposed single storey element of the proposed rear extension is low scale and would not have an overbearing impact on Stella. In terms of overlooking, the single storey extension has 2no. roof lights and glazed doors on the rear elevation. Due to the height of the rooflights and the oblique angle of the glazed doors in relation to Stella and its rear garden together with it being single storey, no adverse overlooking from the single storey extension is likely.

The two storey element of the extension is offset from the common boundary with Stella by approximately 4.2m. There are no windows proposed in the side of the extension and the only opening will be a Juliette balcony on the rear elevation. Due to the limited size of the two storey extension, projecting just 3.15m, and its offset from the common boundary there is not considered to be an overbearing impact on Stella. The proposed rear Juliette balcony is approximately 6.7m from the common boundary at an oblique angle and views are interrupted by the boundary hedge. Whilst this would result in some overlooking into the garden of Stella, it would be no worse than the overlooking from the windows currently located in the rear elevation of the property. Furthermore, Stella has a large garden, approximately 26m in length, the potential overlooking would affect only a small part of the neighbouring garden and would not affect the overall enjoyment of the property. The proposed garage is 8.2m from the common boundary and is limited in height and would not affect Stella.

No. 4, Castle Street

No. 4 is a detached property to the south east which is set closer to the road than the application site. The two storey element of the proposed extension would be the closest to No. 4, offset from the common boundary by approximately 3.5m and from the dwelling by approximately 8m but at an angle. Whilst 3.5m is limited separation distance the proposed extension is limited in size and, therefore, not considered likely to have an overbearing impact. No new windows are proposed on the side elevation facing no. 4. The proposed Juliette balcony will result in a small level of overlooking to the garden of no. 4 but this is considered no worse than the existing level of overlooking and, therefore, acceptable.

The proposed garage is located on the common boundary and is limited to 2.5m in height and will replicate the existing garage albeit located further along the common boundary to the south west. The proposed garage will not have an overbearing impact or result in overlooking opportunities and would have a neutral impact on no. 4.

No. 4A, Castle Parade

No. 4A Castle Parade is over 30m away from the proposed extension which is ample separation distance to ensure no adverse impact on the amenity of this property.

On balance, whilst the window proposed in the two storey element of the rear extension would result in some minimal overlooking it is not considered any worse than the existing situation. The replacement garage will not affect neighbouring amenity. The proposal is considered to accord with Policy EP1 of the Local Development Plan.

6.3 Design/impact on the conservation area/Visual Impact

6.3.1 The application site lies within the Usk Conservation Area and therefore it must be assessed whether the development preserves or enhances the Conservation Area in accordance with primary legislation as well as Policy HE1 of the LDP and Policy DES1, which relates to good design.

6.3.2 Policy HE1 requires development in the Conservation Area to meet the following criteria:

- a) preserve or enhance the character or appearance of the area and its landscape setting;
- b) have no serious adverse effect on significant views into and out of the Conservation Area;
- c) have no serious adverse effect on significant vistas within the area and the general character and appearance of the street scene and roofscape;
- d) use materials appropriate to their setting and context and which protect or enhance the character or appearance of the Conservation Area; and
- e) pay special attention to the setting of the building and its open areas.

6.3.3 Policy DES1 requires new development to be of a high-quality design including, amongst other things, the proposal must remain in keeping with the surrounding character and be acceptable in terms of appearance and materials.

6.3.4 The proposed extension is located to the rear of the property in a well enclosed garden and is not highly visible outside of the confines of the application site. There will be glimpses of the proposed replacement garage but these would be limited given it would be set back from the road by approximately 20m and less visible than the current garage on site, representing a small improvement to the overall appearance of the site from the road. The proposal will not affect significant views, vistas or change the overall character of the area.

6.3.5 Notwithstanding the above, the proposed rear extension and garage is well designed and matches the character and appearance of the main dwelling.

6.3.6 The Heritage Officer has assessed the proposal and raised no objection stating the extension would have 'no notable impact on the conservation area'.

6.3.7 The proposals will effectively preserve the Usk Conservation Area and would accord with policies HE1 and DES1.

6.4 Archaeology

6.4.1 The site lies within an Archaeologically Sensitive Area and therefore, intrusive development works may have an impact on valuable archaeological remains.

6.4.2 GGAT have been consulted on the application and confirmed there is archaeological resource in the area and, therefore, the proposals may have a negative impact unless sufficient mitigation measures are secured. GGAT has advised that a condition requiring a Written Scheme of Historic Environment (WSHE) is required. A condition to secure this will be imposed.

6.4.3 The proposals, subject to the WSHE, are not likely to adversely affect archaeological remains. The proposal accords with relevant planning policy, namely Chapter 6 of PPW10.

6.5 Biodiversity

6.5.1 The proposal does not involve extensive works to the main roof of the house but will require demolition of the garage. Notwithstanding this, the existing roof is in good condition and of modern construction and not in a highly sensitive area. The garage is also well maintained and well lit. A Bats in Building Form has been completed and assessed by the officer and it was concluded that no further information in respect of bats was considered necessary. An informative is to be attached however to advise the applicants of the protected status of bats in the unlikely event they are encountered during building works. The proposed development is considered to accord with Policy NE1 of the LDP.

6.6 Response to the Representations of Third Parties

6.6.1 The following concerns have been raised in relation to the proposed development and will be address in turn below for completeness.

The maintenance of the retained hedge between properties has not been detailed and may cause damp.

6.6.2 The applicant has confirmed the hedge will require trimming but can remain in situ adjacent to the proposed extension. The ongoing maintenance of the hedge is a matter for the applicant and adjacent neighbour to agree and not a planning matter.

6.6.3 There is no evidence to suggest the retention of the hedge will cause damp.

The side eaves of the single storey extension would overlap the common boundary

6.6.4 The amended plans provided indicate the eaves will not overlap the boundary.

The change in roof form to the neighbouring property will affect rainwater run-off and may cause damp

6.6.5 There is no evidence to suggest the proposed change in roof form would cause damp. If the proposed development resulted in damage to third party property this would be a civil matter between land owners and is not a material planning consideration.

The finish to the wall on the common boundary has not been detailed

6.6.6 The finish of the wall of the single storey extension on the common boundary has been confirmed as render and is now detailed on the plans.

Concerns regarding the practicalities of building the extension so close to common boundary

6.6.7 The practicalities of building a proposed development is not a material planning consideration.

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

6.7.1 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.

6.8 Conclusion

6.8.1 The proposed extension and garage is well designed and remains in character with the main dwelling. There would be no adverse impact on neighbouring properties as a result of the development in accordance with Policy EP1.

6.8.2 The proposed development would preserve the setting of the Usk Conversation Area in accordance with Policy HE1.

6.8.3 The proposed development accords with the LDP and is recommended for approval.

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.

3 No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

REASON: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.