

DC/2015/00890

LAND TO REAR OF BEDFONT COTTAGE, NEWTOWN ROAD, GOYTRE

FOUR BEDROOM DWELLING ON GARDEN LAND TO THE REAR OF BEDFONT COTTAGES

RECOMMENDATION : APPROVE

Case Officer: Kate Bingham

Registered: 11/08/2015

1.0 APPLICATION DETAILS

- 1.1 This full application relates to the rear garden of an existing pair of semi-detached dwellings in the village of Penperllenni. The site has the benefit of an outline consent for a dormer bungalow.
- 1.2 It is proposed to demolish an existing brick storage building to create a new vehicular access to the garden and the rear as well a large modern single storey garden store. The site will be divided so as to retain a garden and parking/turning area for the existing dwelling as well as adequate garden and parking and turning area for the proposed new dwelling.
- 1.3 The proposed dwelling has been reduced in height from a two storey dwelling to a one and a half storey dwelling following advice from officers. Windows have also been made obscure glazed or removed where necessary to avoid overlooking of neighbouring properties.

2.0 RELEVANT PLANNING HISTORY

DC/2014/00139 – Rear two storey extension to Bedfont Cottage. Approved 31/3/2014.

DC/2014/00197 – Erection of one dwelling and garage (Outline) Approved 2014.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

S1 – Spatial Distribution of New Housing Provision

S17 – Place Making and Design

H1 – Residential Development Rural Secondary Settlements

NE1 – Nature Conservation and Development

EP1 – Amenity and Environmental Protection

DES1 – General Development Considerations

4.0 REPRESENTATIONS

Consultation Responses

Local Member - No comments received.

Goytre Fawr Community Council – No Objections.

Dwr Cymru Welsh Water – No objections. Standard conditions requiring foul and surface water to be drained separately requested.

Network Rail – No observations.

MCC Tree Officer - Much of the vegetation in the garden is of low quality in terms of landscape value with overgrown shrubbery with a few fruit trees. Whilst the loss of this vegetation would be regrettable, it would, from a landscape perspective, be acceptable. However, there is a semi-mature Oak tree to the far north-western corner of the application site which may or may be on the applicant's land. This particular tree makes a significant contribution to the surrounding landscape.

Whilst I feel that this development can accommodate this tree I should like the applicant to demonstrate that this can be achieved without damage to it. The condition should therefore be used.

Neighbour Consultation Responses

Representations from 5 households received. Object on the following grounds;

- Drainage system is inadequate and do not have the ability to cope with the capacity connected to the system. Recently many properties were flooded out because of this issue and history of flooding for the same reasons. A *thorough* investigation needs to be carried out before approval is granted.
- Ground conditions are not suitable for a soakaway for surface water as required by Building Regulations.
- Fence boundary against existing hedge will cause the hedge to decay along boundary of no.40.
- Proposed dwelling too big for the plot.
- Proposed dwelling is too high.
- Insufficient distances between existing and proposed dwellings to maintain privacy standards.
- Bedroom windows will overlook no. 51 Longhouse Barn.
- Velux windows should be obscure glazed.
- Turning area not large enough.
- Adverse impact from headlights and lights on the building on neighbours.
- Impact from noise due to access.

5.0 EVALUATION

5.1 Principle of Development

The site is within the village development boundary of Penperllenni, within which new residential development is acceptable in principle under Strategic Policy S1 and Development Management Policy H1.

5.2 Visual Amenity

The previous outline consent that was granted in 2014 allowed a dormer bungalow with its first floor accommodation in the roof space. This is a full application rather than Reserved Matters and so does not have to follow the outline approval. However, following advice from officers, a dormer style building is also now being proposed and this design reflects that of many of the existing dwellings in the area and will not therefore appear incongruous. The scale of the proposed dwelling also reflects that of the local area and allows ample amenity space for both the proposed and existing dwellings as well as space for parking and turning.

Whilst the loss of the existing vegetation on the site would be regrettable, much of the trees in the garden are of low quality in terms of landscape value with overgrown shrubbery with a few fruit trees. It would therefore, from a landscape perspective, be acceptable. There is a semi-mature Oak tree to the far north-western corner of the application site which may or may be on the applicant's land. This particular tree makes a significant contribution to the surrounding landscape and should therefore be protected via a condition.

5.3 Residential Amenity

The application site is in a built-up area and the site backs onto existing dwellings at 50-55 Longhouse Barn. The siting of the proposed new dwelling shows sufficient distance from any neighbouring boundary so as to ensure that any new dwelling would not have an overbearing effect on any of the surrounding dwellings. The proposed dwelling is sited close to the north eastern boundary with no.40 Newtown Road but given the extent of the rear garden of this property, it is not considered that the new dwelling will have a significant impact. As a fence could be erected under Permitted Development Rights, the impact that this would have on any existing hedge boundary belonging to no.40 cannot be taken into consideration as part of this application.

In terms of overlooking, the dwelling is a one and a half storey with accommodation in the roof space orientated with its ridge running southeast to northwest resulting in the gable ends facing the host dwelling and more distant properties at 53, 54 & 55 Longhouse Barn. There will be a distance of approx. 25-35 metres between the north western gable end of the proposed new dwelling and nos. 53, 54 and 55 Longhouse Barn and at least approximately 25m between the south eastern gable end and the host dwelling and the proposed dormer window serving bedroom no.3 and the boundary with 51 Longhouse Barn. Apart from this dormer, the southwest and

northeast elevations of the proposed new dwelling would consist of principle windows at ground floor level only with roof lights at a higher level. As such there will be no significant overlooking between properties.

There will be no change in the location of the existing and proposed access and no significant increase in traffic using it. However, at present there is a garage that restricts access further into the plot for vehicles and the application proposes a parking area to the rear of nos. 51 - 53 Longhouse Barn. Given that the current occupiers of Bedfont Cottage could demolish this garage and utilise this area for parking now should they wish, without the need for planning permission, then it would be unreasonable to refuse this application on the basis that using this part of the garden for parking would be seriously harmful to residential amenity.

5.4 Access and Parking

The proposed new dwelling will be accessed via the existing opening onto the highway that had previously been serving no.1 Bedfont Cottage. The demolition of an existing brick garage building will enable vehicles to be able to access the proposed new dwelling while the amalgamated nos. 1 &2 Bedfont Cottages will use the access previously serving no. 2 Bedfont Cottage. As such, no new opening is required and there will be no net increase in traffic using either of the accesses.

Three parking spaces have been shown as being retained for the existing dwelling and four are shown for the proposed new dwelling together with turning areas which meets adopted parking standards.

5.5 Biodiversity Considerations

Neither of the buildings that are proposed to be demolished are likely to be used by bats as they are both well-lit and, being well maintained, do not have any access points. There are reports from neighbours of bats using the garden for foraging and the loss of mature trees from the site would not be desirable. However, this application does not propose the removal of any mature trees from the site

5.6 Drainage and Flooding

Concerns have been raised by neighbouring occupiers in relation to the capacity of the local drainage network to accommodate an additional dwelling. Given that Dwr Cymru Welsh Water have no objection to the proposal, it would be unreasonable to refuse the application on that basis.

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.
3	Foul water and surface water discharges shall be drained separately from the site.
4	No surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system.
5	Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
6	<p>No development shall take place until the local planning authority has received and agreed in writing an Arboricultural Method Statement (AMS) in accordance with British Standard 5837:2012 - Trees in relation to design, demolition and construction - Recommendations.</p> <p>The AMS shall demonstrate how the Oak tree to the north west of the plot can be accommodated within the scheme and shall include a scaled Tree Protection Plan showing the extent of the Root Protection Area and position of protective fencing.</p>