

DC/2016/00320

REMODELLING OF EXISTING DWELLING

3 MALLARD AVENUE CALDICOT

RECOMMENDATION: APPROVE

Case Officer: Nia Morrison
Registered: 16th May 2016

1.0 APPLICATION DETAILS

- 1.1 This application site is located in a residential area of Caldicot in an open plan estate that consist primarily of bungalows and dormer bungalows. The application site, 3 Mallard Avenue, is a corner plot with Linnet Road and there is a large area of residential curtilage to south of the plot. The detached bungalows along Mallard Avenue are smaller and share a different style to the bungalows along Linnet Road.
- 1.2 It is proposed to construct an extension to the south of the bungalow within the side residential curtilage in order to remodel the dwelling and form a larger dormer bungalow property. The extension is to have a gable front facing Mallard Avenue and the extension is to be set back from the front building line of Mallard Avenue by approximately 1700mm. The form of the extension facing Linnet Road has been designed so as to be in keeping with the style of the bungalows on Linnet Road. It is proposed to render the extension to distinguish it from the brick of the existing bungalow.
- 1.3 Plans were initially indicated to erect a close boarded fence up to the side brick wall boundary. On officer advice the plans have been amended so that the fence is moved back so it is in line with the extension building line, leaving the side aspect of the residential curtilage open frontage.

2.0 PLANNING HISTORY

MC/2015/ENQ/00563

3.0 LOCAL DEVELOPMENT PLAN POLICIES

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

Caldicot Town Council – recommends approval

Welsh Water – Public sewer crosses the site

Local member – No observations or objections

4.2 Neighbour Representations

Two letters of objections have been received with the following concerns:

- The extension is out of character with the surrounding area.
- The overall size of the extension on the planning application is bigger than that allowed by Welsh Government Policy guidelines. In terms of size and height.
- It will block light and view
- The 6ft fence is out of character with low level walls in the area

5.0 **EVALUATION**

5.1 Design

5.1.1 3 Mallard Avenue is within Caldicot's development boundary and the principle of extending the size property is considered acceptable providing there is an acceptable impact on visual and neighbour amenity.

5.1.2 It is considered that No. 3 is a good sized plot and there is sufficient space within the plot for the size (in terms of floor area) of the extension proposed. Although some of the neighbours have concerns it is bigger than the Welsh Government guidelines, these guidelines refer to what can be built under permitted development without requiring planning permission. There is not a restriction on the size of extensions within development boundaries providing the size of the extension is not considered to be excessive or out of character, which it is not in this case.

5.1.3 In terms of the height and massing of the extension, although higher than the existing height of the bungalow and the adjacent properties No. 1 and No. 2 Mallard Avenue, it is noted that the properties along Linnet Road do have higher rooflines. A street elevation has been provided and this indicated that the roof ridge of the extension will be approximately 600mm higher than the roof ridge of No. 8 Linnet Road. An example of a property - a bungalow with a similar design as the development proposed in Portskewett - has been provided as a guide to what the finished dwelling would be likely to look like after the extension has been constructed. It is proposed for walls of the extension to be rendered in contrast with the existing brick finish of No. 3.

5.1.4 Overall, it is considered that the visual impact of the proposal from Mallard Avenue (the gable front elevation) would be set back from the existing building line facing Mallard Road and the contrast of materials the render with the existing result in a pleasing visual amenity. Although it will be higher and does read larger than the existing dwelling, as already commented the plot is big enough to accommodate this and rather as viewing the addition of an extension the effect is that the dwelling has been remodelled. The proposal it is not considered to be AN overdevelopment of the plot and in respect of its appearance, although larger and higher than the existing property, the resultant dwelling is not considered to be so out of character with the street scene to warrant a refusal.

5.1.5 In terms of the proposed enclosures it is noted a 1.8m high close boarded fence is proposed to enclose a portion of the rear garden. Plans have been amended to set the fence back away from the street scene. It is considered that although the majority of the estate is open plan there is evidence of taller fence structures in the vicinity and this is not uncommon to enclose rear garden areas. This fence is considered to cover the 'rear' garden section of the property as it is on a corner plot, which on balance is considered reasonable. To help soften the appearance of the fence a condition will require that it is painted a darker colour, such as a dark green.

5.1.6 The overall visual impact of the proposal is therefore considered acceptable and in accordance with LDP policies S17 and DES1 of the LDP.

5.2 Amenity impact

5.2.1 It is considered that in relation to the amenity impact of the proposal, the extension will have an acceptable impact. The bedroom 1 window does not face directly into windows of No.8 Linnet Road and faces towards the side (blank) elevation of No.8 and this is not considered to result in a detrimental overlooking impact. The proposed windows (bedrooms 2 and 3) to the front gable face out onto the public street scene and therefore are not considered to overlook peoples' private amenity areas.

5.2.2 In terms of the increase in height and mass of the existing this is not considered to have an overbearing impact on adjacent neighbours as No. 3 has a good size plot and there is enough distance between the development and the shared boundary with No.8. Sufficient parking has been proposed within the site. Overall the proposal is considered to be in accordance with policies S13 and EP1 of the LDP

5.3 Biodiversity considerations

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

- There are no known bat roosts at the site as indicated by biodiversity 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 Informatives will draw the applicant's attention to the significance of the protection of bats and also to the protection of nesting birds as it is noted on the plans the existing hedgerow is to be trimmed to allow for the construction of the garage.

6.0 **RECOMMENDATION: APPROVE**

Conditions

1. 5 years in which to commence development
2. Development to be built in accordance with the approved plans listed.
3. The fence shall be painted a dark green colour within three months of its erection.

Informatives

Public sewer

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