

Report of the Head of Economic Regeneration & Planning

To Development Management & Control Committee – 9th October 2014

Referral of Planning Application Ref: 2014/0825
From Area 2 Development Control Committee on 26th August 2014

LLOTROG HOUSE, LLOTROG, PENCLAWDD, SWANSEA

TWO STOREY SIDE/REAR EXTENSION WITH BALCONY

Purpose:	To determine the planning application for a two storey side/rear extension with balcony.
Policy Framework:	National and Local Planning Policies
Reason for Decision:	Statutory responsibility of the Local Planning Authority
Consultation:	Statutory consultations in accordance with planning regulations as set out in the planning application report contained in Appendix B
Recommendation(s):	Refuse as set out in the report
Report Author:	Ryan Thomas
Finance Officer:	<i>Not applicable</i>
Legal Officer:	<i>Not applicable</i>

1.0 Background

- 1.1 This application was reported to Area 2 Development Control Committee on the 26th August 2014, with the recommendation that planning permission be refused on grounds of principle as the proposal by virtue of its scale and location outside of the curtilage of the existing dwelling represented unjustified development in the countryside which would be detrimental to the character and appearance of the original modest traditional dwelling and the character and appearance of the area. Members did not accept my recommendation but resolved that the application be referred to Development, Management and Control Committee with a recommendation that it be approved subject to conditions on grounds that there would be no detriment to the visual amenities of the area.
- 1.2 A plan showing the location of the application site is attached as Appendix A, a copy of my report to the Area 2 Development Control Committee on the 29th July 2014 is attached as Appendix B and the conditions as recommended by Members are attached as Appendix C.

2.0 Planning History

2.1 A previous application for a two storey side/rear extension with balcony and detached garage (2014/0197) was refused planning permission by this Authority on 19th March 2014 for the following reasons:

1. *The proposed extension, by virtue of its size, design and siting, does not relate to the existing dwelling and by virtue of the nature of the proposals, the existing house would become subservient element of the development. As such, the proposals go beyond the scope of 'extension' works and are considered tantamount to the creation of a new dwelling in the countryside without the requisite justification, contrary to Policies EV1, EV22, EV20 and HC7 of the adopted City & County of Swansea Unitary Development Plan and the guidance contained in 'A Design Guide for Householder Development' and the 'Gower AONB Design Guide' Supplementary Planning Guidance.*
2. *The proposed extension, by virtue of its scale in relation to the existing property, and by virtue of the finishing materials and the detailing of the proposed projecting front gable feature and hanging bay window is considered to result in an overly large incongruous and unacceptable addition to the original property, to the detriment of the original character and appearance of the dwelling and the visual amenities of the area, contrary to the requirements of Policies EV1 and HC7 of the adopted City & County of Swansea Unitary Development Plan 2008 and the guidance contained in the Supplementary Planning Guidance documents 'A Design Guide for Householder Development' (2008) and the 'Gower AONB Design Guide'.*
3. *The proposed garage, by virtue of its height would result in an excessively tall structure with top heavy appearance, which does not relate well to the character of the original dwellinghouse on this site and would be detrimental to the visual amenities of the area. As such, this element of the proposal is contrary to the requirements of Policies EV1, EV22, EV26 and HC7 of the adopted City & County of Swansea Unitary Development Plan 2008 and the guidance contained in the Supplementary Planning Guidance documents 'A Design Guide for Householder Development' and the 'Gower AONB Design Guide'.*

2.2 The current scheme has been amended to omit the proposed garage and revise the internal layout, height and footprint of the extension, together with the detailed design and the scale of the terrace.

3.0 Planning Policy Issues

3.1 A full policy appraisal is provided within the main body of my report at Appendix B.

- 3.2 The existing dwelling is set within a small curtilage and comprises of a modest two storey stone built property of traditional rural scale and character, incorporating a narrow gable width of some 5 metres, a traditional pitched roof with chimneys and an eaves height of some 4.7 metres rising to a maximum height of some 6.7 metres at ridge. Internally the accommodation comprises of 2 bedrooms at first floor level with a further bedroom, lounge, kitchen and bathroom at ground floor linked to an outbuilding at the rear providing a utility room. In total the dwelling has a gross floor space of some 115 sq metres.
- 3.3 The proposed extension, however, represents a significant overwhelming addition to the main dwelling resulting in a property with a gross floor space well in excess of 400 sq metres. The extension itself appears, when viewed from the front elevation, as a second dwelling adjoining the side elevation and incorporating a similar width to that of the main dwelling house but extending to the rear at two storeys for a distance of some 20.6 metres. More than four times the gable width of the parent property.
- 3.4 The original dwelling is constrained within a small garden and this proposal will, it is considered, push development well beyond the limits of the original residential curtilage of the property and capture the surrounding countryside for residential use.
- 3.5 Internally the extended dwelling will be reconfigured with the main entrance provided at first floor level accessed via a driveway, parking and turning facility from an elevated area of open land to the east of the main dwelling. This land is also regard as falling outside of the curtilage of the dwelling and within the countryside in policy terms. Within the extension the main entrance foyer will serve a kitchen and dining area and a lounge leading to a raised terraced area at the rear, together with a utility room, WC and sitting room. A stairwell within the extension will lead to a lower ground floor level (original ground level of the dwelling) and will serve 3 bedrooms, a bathroom, 2 ensuite bathrooms, boiler room, 2 dressing rooms and storage area. Ancillary accommodation will be provided within the original dwelling comprising of a gym at lower ground floor level with a home office at ground floor (original first floor level) and a secondary kitchen and store within the ground floor lean-to.
- 3.6 On this basis the proposed extension, by virtue of its size, design and siting, does not relate to the existing dwelling and would push development and associated residential use outside of the curtilage of the existing dwelling into the surrounding countryside. In addition by virtue of the nature of the proposals, the existing house would become the subservient element of the development. As such, the proposals go beyond the scope of 'extension' works and are considered tantamount to the creation of a new dwelling in the countryside without the requisite justification, contrary to Policies EV1, EV20 EV22 and HC7 of the adopted City and County of Swansea Unitary Development Plan and the guidance contained in 'A Design Guide for Householder Development' and the 'Gower AONB Design Guide' Supplementary Planning Guidance.

3.0 Financial Implications

- 3.1 There are no financial implications associated with this report.

4.0 Legal Implications

4.1 There are no legal implications associated with this report.

5.0 Recommendation

5.1 It is recommended that:

I. The application is refused for the following reason:

The proposal represents an inappropriate and unjustified form of development in the countryside and the extension by virtue of its size, design, use of materials and siting is considered to represent an overwhelming and incongruous addition which would significantly detract from the character and appearance of the existing modest traditional property and the visual amenities of the area and countryside of which it forms a part. The proposal is therefore contrary to the provisions of Policies EV1, EV20 EV22, and HC7 of the adopted City and County of Swansea Unitary Development Plan (2008) and the Supplementary Planning Guidance contained in 'A Design Guide for Householder Development' (2008) and the 'Gower AONB Design Guide (2011)'.

II. Should Members resolve to approve planning permission contrary to my recommendation that it be approved subject to the conditions as detailed at Appendix C.

BACKGROUND PAPERS

Local Government Act 1972 (Section 100) (As Amended)

The following documents were used in the preparation of this report:

Application file, together with the files and documents referred to in the background information section of the appended Development Control committee report.

Appendices:

Appendix A – Location Plan

Appendix B – Committee Report

Appendix C - Conditions

Contact Officer: Ryan Thomas

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