

APPENDIX B

ITEM

APPLICATION NO.

2014/0825

WARD:

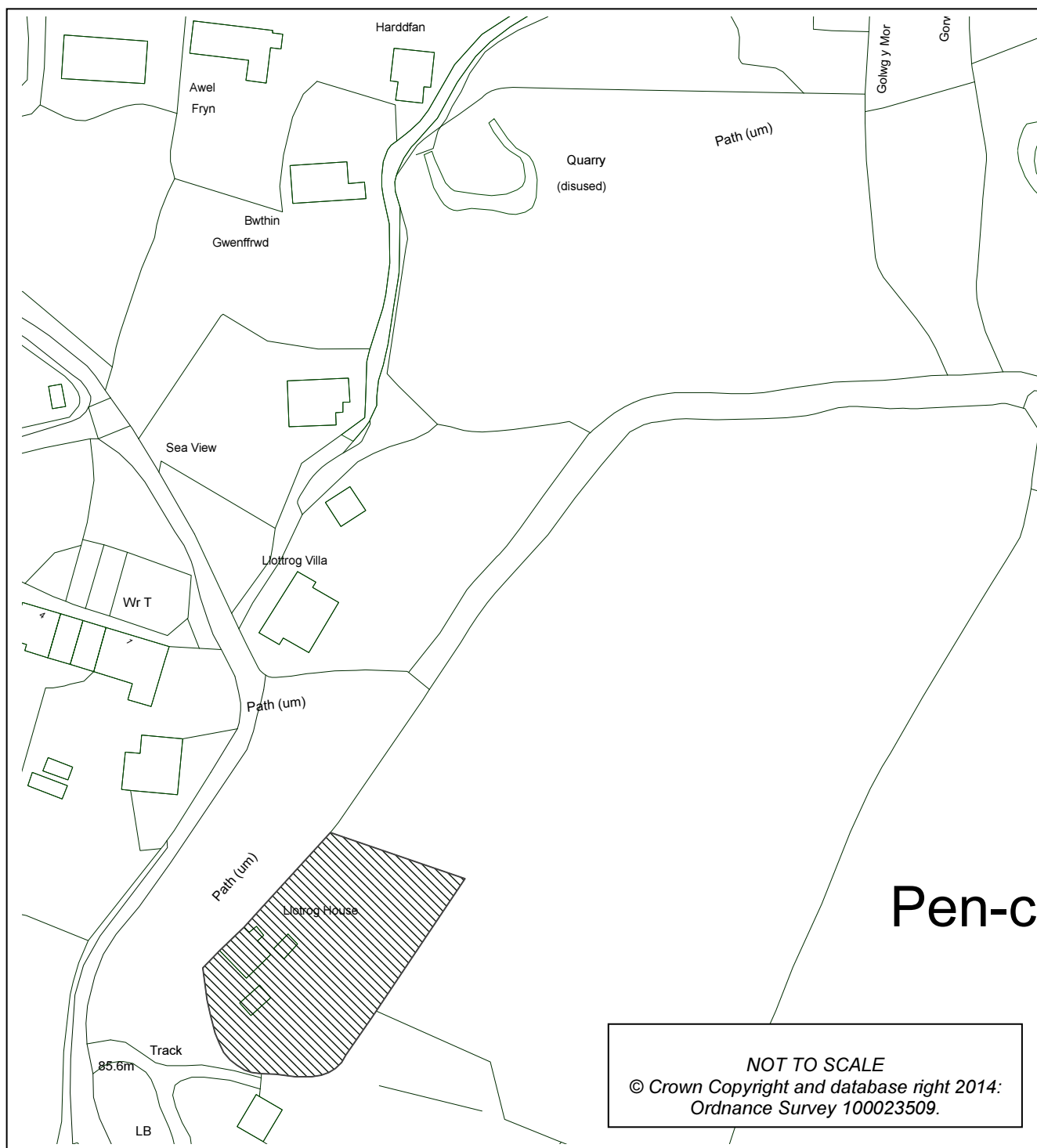
Penclawdd

Area 2

Location: Llotrog House, Llotrog, Penclawdd, Swansea SA4 3JX

Proposal: Two storey side/rear extension with balcony

Applicant: Mr Alan Jenkins



BACKGROUND INFORMATION

POLICIES

Policy	Policy Description
Policy EV2	The siting of new development shall give preference to the use of previously developed land and have regard to the physical character and topography of the site and its surroundings. (City & County of Swansea Unitary Development Plan 2008).
Policy EV20	In the countryside new dwellings will only be permitted where justification is proved in terms of agriculture, forestry or the rural economy; there is no alternative existing dwelling in nearby settlements; and the proposed dwelling is located close to existing farm buildings etc. (City & County of Swansea Unitary Development Plan 2008)
Policy EV26	Within the Gower AONB, the primary objective is the conservation and enhancement of the area's natural beauty. Development that would have a material adverse effect on the natural beauty, wildlife and cultural heritage of the AONB will not be permitted. (City & County of Swansea Unitary Development Plan 2008)
Policy EV1	New development shall accord with a defined set of criteria of good design. (City & County of Swansea Unitary Development Plan 2008).
Policy EV22	The countryside throughout the County will be conserved and enhanced for the sake of its natural heritage, natural resources, historic and cultural environment and agricultural and recreational value through: i) The control of development, and ii) Practical management and improvement measures. (City & County of Swansea Unitary Development Plan 2008)
Policy HC7	Proposals for extensions and alterations to existing residential dwellings will be assessed in terms of; relationship to the existing dwelling, impact on the character and appearance of the streetscene, effect on neighbouring properties, and impact on car parking. (City & County of Swansea Unitary Development Plan 2008)

SITE HISTORY

App No.	Proposal
2010/0513	Detached dwelling (outline) Decision: Refuse Decision Date: 22/06/2010
2014/0197	Two storey side/rear extension with balcony and detached garage Decision: Refuse Decision Date: 19/03/2014

RESPONSE TO CONSULTATIONS

The neighbouring occupants at Trelyn were sent a letter of consultation on 23rd June 2014. A site notice was also posted outside the property on 23rd June 2014. Four letters of support have been received which are summarised below – each letter of support is identical.

- The scheme is an interesting proposal which has been designed to a good quality by the architects.
- The existing house has always had a large garden and the proposed extension sits well with the existing building and only occupies a very small part of the garden of Llotrog House.
- The proposed extension improves the overall appearance of the house and provides better modern accommodation for the family home.

Highway Observations

The Head of Transportation and Engineering was consulted and responded with the following comments:

There is no increase in demand for parking and the parking/turning area within the curtilage of the property is sufficient to be able to accommodate the 3 required parking spaces. There are no highway objections.

APPRAISAL

This application is reported to Committee for decision and a Site Visit has been requested by Councillor Mark Thomas to assess the letters of support received in further detail.

The application site comprises a two storey detached dwelling in Llotrog which is situated in the ward of Penclawdd.

A previous application for a two storey side/rear extension with balcony and detached garage (2014/0197) was refused planning permission 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'.*

The area of land lying to the front and west side of the application dwelling, up to the boundary with the road, is designated as Common Land under Policy EV29 of the adopted City and County of Swansea Unitary Development Plan. Furthermore, the dwelling lies in a relatively rural location close enough to boundary of the Gower Area of Outstanding Natural Beauty (AONB) to be considered a 'Gower fringe' area, as highlighted in Section 1.2 of the Council's Supplementary Planning Guidance document the 'Gower AONB Design Guide'. Therefore this application will be considered with regard to the provisions of Policy EV26 of the City and County of Swansea Unitary Development Plan, which refers to the impact of proposed development on the character and appearance of the AONB.

Llotrog abuts the main part of Penclawdd to the south-west with dwellings following the road running between Park Road to the north and Caban Isaac Road in Blue Anchor to the south. Development in the northern part of Llotrog is informally laid out and denser than that in the southern part, which has more intermittent development along a road predominantly of single vehicle width, with hedge and field boundaries either side. The dwellings in Llotrog predominantly comprise short rows of two storey terraced houses, semi-detached and detached dwellings of various styles, materials finish and roof forms. There is, therefore, no overarching character to the locality.

The application seeks full planning permission to construct a two storey extension to the side elevation of the property. The proposed extension will measure approximately 7.8 metres wide and approximately 20.6 metres deep and would straddle, it is considered, outside of the cartilage of the dwelling.

The proposed layout indicates that the lower ground floor of the existing dwelling would become a kitchen and gym and the ground floor would become a home office and the extension proposed would effectively be the main dwelling. It appears that the proposal would result in a new dwelling in the open countryside for which no justification has been submitted

The primary issues in the consideration of this application relate to the impact of the proposed development on visual and residential amenity, having regard to Policies EV1, EV2, EV20, EV22, EV26 and HC7 of the City and County of Swansea Unitary Development Plan 2008. The application is also considered with regard to the Council's Supplementary Planning Guidance documents entitled 'A Design Guide for Householder Development' and the 'Gower AONB Design Guide'.

The proposed extension will be constructed to the side and rear of the property and will therefore be visible from public vantage points.

The proposed extension is significant and represents an increase in floor area of more than twice that of the existing property. This results in a situation whereby the existing dwelling would become subservient to the proposed extension. As such, the proposals

are considered to go beyond the scope of 'extension' works, and are be more akin to the construction of a new dwelling attached to the side of the existing dwelling. This approach is contrary to the guidance set out in the Gower AONB Design Guide at Section A1.51 (b) which states:

"It is important to note that there is a point at which an extension can become too dominant, and the following design principles should be considered:

. . . (b) Extensions should remain subordinate to the original dwelling in order that they do not have an adverse impact upon the overall composition of the building."

This guidance is also present in paragraphs 1.1, 1.4 and 1.8 of the adopted Supplementary Planning Guidance document 'A Design Guide for Householder Development'.

In relation to the front elevation of the proposal, the proposed side extension is approximately the same width as the existing dwelling, which results in a form similar to a pair of semi-detached dwellings. Whilst the proposed extension is set down from the ridge of the main dwelling and set back from the front elevation, the excessive width conflicts with Section 1.5 of the Design Guide for Householder Development.

The proposal seeks to utilise stone and larch cladding boards, with large contemporary openings which do not reflect the size or appearance those found on the original dwelling. This approach of differing materials and fenestration to the original dwelling also conflicts with the advice set out in Sections B.13 and B.14 of the Design Guide for Householder Development in terms of respecting the original character of the dwelling.

The proposed fenestration has altered from the previous application in that the hanging bay window, the large rear gable has been removed and the balcony has been reduced in size. However it is not considered that these amendments overcome the fundamental reasons for refusal.

Whilst it is recognised that one reason for refusal has been overcome in that the detached garage has been removed from the proposal, the concerns with regards to the size of the extension have not been addressed.

The siting of the proposal in relation to neighbouring residential properties is such that no adverse affects would result to the occupiers of those dwellings in terms of overshadowing/loss of light, overbearing physical impact or an unacceptable increase in overlooking.

There are several issues of concern regarding the proposals, which are considered excessive in their current form and which would result in a development where the proposed extension would become the main part of the dwelling. This would, therefore, result in a fundamental change to the character of the property, contrary to the requirements of Policy HC7 of the City and County of Swansea Unitary Development Plan, as well as conflicting with the guidance set out in the Supplementary Planning Guidance document 'A Design Guide for Householder Development', specifically paragraphs 1.1, 1.4 and 1.8 which relate to detached properties. Whilst it is noted that alterations have been made from the previous refused application, these have not gone far enough in overcoming the previous reasons for refusal. The current proposals are fundamentally the same as that which was refused under planning application 2014/0197.

In conclusion it is considered that the proposal represents an unacceptable form of development which has not overcome the previous reasons for refusal. The proposed development is contrary to the provisions of Policies EV1, EV2, EV20, EV22, EV26 and HC7 of the City and County of Swansea Unitary Development Plan and the guidance contained within the Design Guide for Householder Development and the Gower AONB Design Guide.

RECOMMENDATION

REFUSE, 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 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, EV26 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.
- 2 The proposed extension, by virtue of its scale in relation to the existing property, and by virtue of the finishing materials 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 and 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'

INFORMATIVES

- 1 The development plan covering the City and County of Swansea is the City and County of Swansea Unitary Development Plan. The following policies were relevant to the consideration of the application: EV1, EV2, EV20, EV22, EV26 and HC7

PLANS

HG.13.07.01 site location plan, HG.13.07.10 existing floor plans, HG.13.07.11 existing elevations dated 6th June 2014 HG.13.07.12B block plan, proposed floor plans and elevations dated 20th June 2014.