

Dirprwyedig / Delegated

Rhif y Cais / Application Reference	A190635
Derbyniwyd / Received	12-08-2019
Y Bwriad / Proposal	To extend the existing small balcony to the rear of the property.
Lleoliad Safle / Site Location	Fourwinds, Gwbert, Cardigan.
Math o Gais / Application Type	Householder Planning
Ymgeisydd / Applicant	Mr Jonathan Shaw, 53, Franklin Road, Birmingham, B30 2HJ
Asiant / Agent	

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

The application site refers to a detached dwelling located in Gwbert. The dwelling sits on the northern side of the B4548 county road that leads from Gwbert to Ferwig and overlooks the coast to the west, with residential development to the east and on other side of the road.

There is no recent planning history for the application site. It should be noted that planning permission has been granted for the erection of three dwellings on land to the immediate north of the application site (outline planning permission A150850 and reserved matters approval A180291). A new reserved matters application for a revised design is currently being considered by the LPA (A180641).

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

The application seeks householder planning permission to create a balcony / raised decking area to the dwelling. The proposed balcony / raised decking will extend from the existing raised entrance porch area and will wrap around the north-west facing corner of the property. It will be approximately 1.6m from ground level at the western end and will be less towards the east as the ground level raises to the east. The proposed balcony will be provided in timber. Access will be provided via external steps to the rear.

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn:: / These Local Development Plan policies are applicable in the determination of this application:

- DM06 High Quality Design and Placemaking
- DM17 General Landscape
- DM18 Special Landscape Areas (SLAs)

YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;

- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

- **Gwbert Community Council:** No objection

No representation received from third party.

CASGLIAD / CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise".

Design and Character

The existing dwelling has external steps with a small external porch area to the entrance door on its west elevation which is at a raised level. It is proposed to extend this area by creating a new timber balcony / raised decked area which will wrap around the north-west corner of the dwelling in front of a dormer window. The proposed balcony will be approximately 1.6m from ground level at its highest point which is to the western end due to the change in ground level. It will extend approximately 5m along the rear elevation and will be provided in timber. A 1.1m high timber boundary fence will be erected around the balcony / raised decked area. The proposal will not be prominent within the landscape and will be read in the context of the existing dwelling. The proposed use of timber is also typical for such structures and is considered to be acceptable. The proposed development is not therefore considered to have any adverse impact on the character and appearance of the area, and accords with LDP policies DM06, DM17 and DM18.

Residential Amenity

The proposed balcony / decking will be to the north-west rear corner of the dwelling and will therefore have no adverse impact on the amenity of the existing properties to the east or on the other side of the road to the south. There are currently no other dwellings to the west / north of the dwelling that would be impacted by the proposal. However, planning permission does exist for the erection of three dwellings to the immediate west of the dwelling. Consideration has therefore been given to the impact of the proposal on the amenity of these dwellings in terms of overlooking. The proposed balcony/decking will overlook the rear garden area of the proposed dwelling to the immediate west, however this is not considered to be to such a degree that would significantly harm the amenity of the occupier(s) of the proposed dwelling. This is because the main part of the balcony/decking area where people would 'sit-out' faces to the north-west and therefore the outlook would be of the coast beyond, and not directly of the garden area of the proposed dwelling to the west. In addition, the balcony / decking will be below an existing raised dormer window and therefore there is already a degree of overlooking from these windows. The LPA has given thought as to whether a privacy screen should be erected along the western elevation of the balcony/decking, however it was considered that this was not necessary as the main part of the balcony/ decking area where people would 'sit-out' is to the north-west and would not directly overlook the proposed neighbouring garden to the west. The proposed development is therefore considered to be acceptable in line with LDP Policy DM06 criterion 7.

ARGYMHELLIAD / RECOMMENDATION:

Approve subject to conditions.