

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0297/RET 06.05.2014	Mr N Cleverley Gelli-haf Bungalow Rock Villas Argoed Blackwood NP12 0AD	Retain detached two-storey training facility and gymnasium Gelli-haf Bungalow Rock Villas Argoed Blackwood NP12 0AD

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at the northern end of Rock Villas on the western side of the A4048.

House type: The application property is a detached bungalow within a large curtilage. The dwelling is elevated up above the highway and the site is bounded by mature hedgerows. At the time of the site visit a new building was under construction on the site and had been completed up to first floor window head height.

Development: The application seeks full planning consent for the retention and completion of the erection of a new building to house a gym for the applicant. The new building would be a two storey rectangular shaped building with an apex roof and double French doors and five windows to the front elevation. There would also be windows in the pine ends of the building with an external staircase providing access to the first floor of the building on the northern elevation.

The applicant has submitted a supporting statement with the application stating personal reasons for the need for the structure. It is stated that the applicant is a professional sportsman operating at the highest level and as such the facility is needed to enable him to prepare properly for future sporting events. The other points are summarised below:

The ground floor will contain a boxing ring, the first floor will contain strength and conditioning equipment, a sauna and an ice bath.

A local gym that he used closed down, and other gyms are very public, often crowded and do not allow the necessary focus to prepare for a professional fight.

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Because of the previous refusals the ceiling heights at both floors are at the minimum of 2.15m. That amendment has reduced the out of character impact, and there are two-storey houses the other side of the bungalow.

Photos have been submitted of houses next to bungalows in New Tredegar.

There are no neighbours affected by the proposal.

The applicant feels the process has been prolonged unnecessarily and he is frustrated because the proposal is an important facility for his professional career.

Dimensions: The proposed building measures 12.9m by 5.9m by 6.1m high.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

12/0491/FULL Erect detached building for training room to side of property for private use - Granted 24.08.12.

13/0251/RET Retain two-storey building as a private training facility - Refused 03.06.13.

14/0021/RET Retain a two-storey detached training facility - Refused 11.03.14.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

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Guidance Note 3 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on garages and outbuildings.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

Transportation Engineering Manager - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. In determining this application the main point for the local planning authority to consider is the scale and design of the proposed building. With regard to the scale of the proposal, guidance note 3 of supplementary planning guidance LDP7 states 'an outbuilding must be smaller in scale and subservient to the house' and garages and outbuildings should normally not be in the front of domestic properties and should not be over dominant in relation to the existing and surrounding properties. In this instance it should be noted that the proposed building is higher than the host dwelling and given its location to the north of the dwelling and on elevated ground it dominates that dwelling to an unacceptable extent. Consequently, the proposal fails to comply with the adopted design guidance.

With regard to the design of the building it is considered that its appearance, in particular its front elevation has the feel of a dwelling rather than that of an outbuilding. It is also felt that the tall and narrow profile of the building when viewed from the north together with the alien external staircase to the north elevation of the building presents an incongruous feature that does not complement the character of the host property contrary to the advice contained in Guidance Note 1 of supplementary planning guidance LDP7.

Whilst it is noted that some amendments have been made to the building to reduce its height from 7.5m to 6.1m, it is not felt that this has been sufficient to overcome the concerns previously raised. Indeed the bulk of the building has only been changed by a small degree with the pitch of the roof being reduced in order to achieve the lower ridge height. This has had the effect of increasing the harm that the proposal has in terms of its design relationship with the host dwelling whilst not reducing the height of the building sufficiently such that it is still higher than the adjacent bungalow.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: With regard to the personal circumstances cited by the applicant Paragraph 3.1.6 of Planning Policy Wales states: -

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“3.1.6 Unless otherwise specified, a planning permission runs with the land and it is seldom desirable to provide for any other arrangement. Exceptionally, even though such considerations will rarely outweigh the more general planning considerations, the personal circumstances of occupiers, personal hardship or the difficulties of businesses which are of value to the local community, may be material to the consideration of a planning application. In such circumstances, permission may be granted subject to a condition that it is personal to the applicant. Authorities should bear in mind that personal permissions will hardly ever be justified for works or uses that will remain long after the personal circumstances of the applicant have changed.”

In this instance it is clear that the structure to be retained would be able to remain at the site long after the applicant has either sold the property or indeed retired from the sport and therefore removing the personal circumstances which may have justified the building. In that regard it is considered that the personal circumstances of the applicant do not outweigh the harm that the building causes as discussed above.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The proposed building, by virtue of its height, would not be smaller in scale or subservient to the host dwelling and would therefore dominate and be out of character with the existing dwelling. The proposal therefore fails to comply with Guidance Note 3 of the Local Planning Authority's adopted Supplementary Planning Guidance LDP7 - Householder Development, and Planning Policy Wales (2014) and Technical Advice Note 12 - Design.
- 02) The design of the building does not complement the character of the existing dwelling and as such the proposal is contrary to Guidance Note 1 of the Local Planning Authority's adopted Supplementary Planning Guidance LDP7 - Householder Development, and Planning Policy Wales (2014) and Technical Advice Note 12 - Design.

DEFER FOR SITE VISIT