

## PLANNING COMMITTEE – 20TH JUNE 2012

**SUBJECT: SITE VISIT - DEMOLISH DETACHED DWELLING AND GARAGE,  
REPLACE AND ERECT TWO FURTHER DWELLINGS, PARC Y LAN,  
7 MOUNTAIN ROAD, CAERPHILLY**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor S. Jenkins – Chairman

Councillors C. Elsbury and J.E. Fussell.

1. An apology for absence had been received from Councillor D.G. Carter.
2. The Planning Committee deferred consideration of this item on 7th June 2012 for a site visit. Members and Officers met on site on 18th June 2012.
3. The application refers to land within the curtilage of an existing dwelling house, which is sited approximately half a mile from the Town Centre on the lower slopes of the mountain. The land is surrounded on all sides by residential properties with the exception of a small length of boundary, which it shares with the Magistrates Court.
4. The proposed development is for the demolition of the existing house, the garage and outbuildings and their replacement by three detached houses of different designs. The properties have detached garages, which due to the contours of the site are all located at levels below the dwellings that they are intended to serve. The dwellings are all sited to face north to take advantage of the views from the elevated site.
5. Discussions with regard to the impact on surrounding property had taken place with the applicant and his agent over a number of months and had resulted in a series of amendments being made to the plans particularly in respect to the impact of Plot 3 on the dwelling to the east ("Four Winds"). The revision involves the reduction in the height of all the plots by the removal of the lower ground floors of all the properties. Plot 3 has been revised from the original design and has been "handed" to reposition the front door away from the boundary with the dwelling to the east. It now has a height to ridge of 10.5 metres and a ground floor area measuring approximately 90 square metres.
6. Following advertisement to neighbouring properties and a site notice being posted, five letters were received. Four of these raise objections and one makes comments, which are not relevant to the assessment of the scheme. The main concerns expressed relate to the impact of the development on adjoining property and the potential for surface water drainage problems to be exacerbated. A summary of the observations received is set out in the attached report.
7. Officers confirmed that there had been no statutory objections to the application subject to the conditions contained in the report.

8. Those present examined the plans submitted and viewed the proposed development from the applicant's and the main objector's property ("Four Winds") in order to fully appreciate the proposals and the issues raised. Local ward members sought clarification on various details relating to the application.
9. The site falls within an area covered by the Supplementary Planning Guidance (LDP3) relating to the Caerphilly Basin Strategic Highway Network Obligation, which requires the sum of £5,500 per additional house created. As such officers recommend that the application is deferred to allow the applicants to enter into a Section 106 Agreement. On completion of a satisfactory agreement, planning permission be granted subject to the conditions set out in the report.
10. A copy of the report submitted to the Planning Committee on 7th June 2012 is attached. Members are now invited to determine the application.

Author: S.M. Kauczok, Committee Services Officer  
Consultees: T. Stephens, Development Control Manager  
M. Noakes, Senior Engineer (Highway Development Control)

Appendices:  
Appendix 1 Report submitted to Planning Committee on 7th June 2012