

PLANNING COMMITTEE – 16TH JANUARY 2013

SUBJECT: SITE VISIT - CODE NO. 12/0638/FULL - ERECT SINGLE-STOREY EXTENSION AND DECKING TO REAR, 131 SHINGRIG ROAD, NELSON, TREHARRIS CF46 6DU.

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D. G. Carter – Chairman
Councillor W. David - Vice Chairman

Councillor S. Morgan

1. Councillor Mrs A. Blackman did not attend the site visit, having previously declared an interest in this matter.
2. The Planning Committee deferred consideration of this application on 5th December 2012 for a site visit. Members and Officers met on site on Tuesday, 18th December 2012.
3. Details of the application to erect a single storey extension and decking to the rear of 131 Shingrig Road, Nelson, Treharris, CF46 6DU were noted.
4. Those present viewed the site and examined the amended plans submitted to fully appreciate the proposals. The proposed extension measures 6m wide by 4m long by 4.7m high from garden level. Given the lower ground level of the garden in relation to the dwelling a landing and steps will be erected to the rear of the extension.
5. Officers confirmed that there had been no statutory objections to the proposed development. Following advertisement to neighbouring properties and a site notice being posted, two letters of objection had been received from local residents. A summary of the objections is contained within the officer's report.
6. The officer's report concludes that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and officers recommend that permission be granted.
7. A copy of the report submitted to the Planning Committee on 5th December 2012 is attached. Members are now invited to determine the application.

Author: S. Kauczok, Committee Services Officer, Ext. 4243
Consultees: T. Stephens, Development Control Manager
M. Noakes, Highways Engineer

Appendices:
Appendix 1 Report submitted to Planning Committee on 5th December 2012