



## PLANNING COMMITTEE – 4TH SEPTEMBER 2013

**SUBJECT: SITE VISIT - CODE NO. 13/0258/FULL - ERECT DETACHED DORMER BUNGALOW WITH ASSOCIATED ACCESS AND GROUND WORKS ETC. LAND AT 3A PENALLTA VILLAS, YSTRAD MYNACH, HENGOED, CF82 7GH**

**REPORT BY: INTERIM CHIEF EXECUTIVE**

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PRESENT:

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

Councillors H. Davies, N. George and A. Angel

1. Apologies for absence had been received from Councillors M. Adams, E. Aldworth, Mrs. A. Blackman, D. Bolter, M. James and Mrs. J. Summers.
2. The Planning Committee deferred consideration of this application on 7th August 2013 for a site visit. Members and Officers met on site on Tuesday, 20th August 2013
3. Details of the application to erect a detached dormer bungalow with associated access and ground works at land at 3A Penallta Villas, Ystrad Mynach, Hengoed, were noted.
4. Those present viewed the application site, which is the rear garden of 3A Penallta Villas and examined the initial plans submitted with the application to fully appreciate the proposals.
5. The proposal seeks full planning consent for the erection of a detached dormer bungalow which is to be sited directly to the south but at right angles to the existing bungalow. The application also proposes the demolition of the detached garage that serves 3A Penallta Villas in order to provide access to the site and three parking spaces. A new garage is to be provided for the existing dwelling.
6. Members noted that the scheme had been revised to amend the location of the dwelling such that it is a minimum of 21m away from the habitable room windows of all of the surrounding dwellings. The use of the existing access to serve the development had been considered by the Transportation Engineering Manager and found to be acceptable subject to the imposition of conditions requiring minor improvements.
7. Officers confirmed there were no statutory objections and following advertisement to neighbouring properties and a site notice being posted, 4 letters of objection had been received. Details of the objections are within the Officer's original report.

8. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommend that permission be granted.
9. A copy of the report submitted to the Planning Committee on 7th August 2013 is attached. Members are now invited to determine the application.

Author: S.M. Kauczok, Committee Services Officer, Ext. 4243  
Consultees: T. Stephens, Development Control Manager  
J. Rogers, Principal Solicitor  
M. Noakes, Senior Engineer (Highway Development Control)

Appendices:  
Appendix 1 Report submitted to Planning Committee on 7th August 2013