

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0428/FULL 25.06.2015	Mr H Scull Bluebell Bungalow Heolddu Road Gelligroes Pontllanfraith Blackwood NP12 2HT	Erect a one bedroom granny annexe Bluebell Bungalow Heolddu Road Gelligroes Pontllanfraith Blackwood NP12 2HT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located within the grounds of Bluebell Bungalow, Upper Gelligroes.

House type: Detached dormer bungalow.

Development: Erect residential annex within grounds of the existing dwelling. The annex is to be sited to the south, and adjoining, the existing garage on site. The applicant is related to an employee in the Planning and Regeneration Division.

Dimensions: The proposed annex has a footprint measuring 6 metres x 7.5 metres, and a maximum height of 4 metres to ridge level.

Materials: Rendered walls and concrete roof tiles.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located outside the Settlement Boundary.

Policies: Policy SP5 (Settlement Boundaries), Policy CW2 (Amenity), CW3 (Design Considerations - Highways), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside).

Cont....

Application No. 15/0428/FULL Continued

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

Rights Of Way Officer - Provides advice regarding Footpath 274 in the Community of Mynyddislwyn that crosses the site and must not be obstructed at any time.

ADVERTISEMENT

Extent of advertisement: Six neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: None.

Summary of observations: Not applicable.

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? Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? The proposal is CIL exempt - i.e. additional residential floor space that does not exceed 100 sq. metres.

Cont....

ANALYSIS

Policies: Policy CW20 in the Caerphilly Local Development Plan relates to new buildings/extensions to buildings in the countryside. It states that new development must be of an appropriate use, scale, form, siting, design and materials. It is considered that the proposed use, i.e. ancillary residential accommodation is an appropriate use given the existing use of the site, i.e. a residential dwelling and associated curtilage. It is also considered that the development has been appropriately sited, i.e. immediately adjacent to the existing garage on site. Such siting reduces the potential sprawl of outbuildings across the site. With regards to the other criteria outlined in Policy CW20, it is considered that the proposed annex has been well designed in terms of its massing, detailing and materials, and will integrate well with the existing site.

Given the relatively isolated location of the property in relation to neighbouring dwellings, the proposal will not impact on the amenity of neighbours by virtue of any loss of privacy or amenity. Therefore, the proposal also accords with the requirements of Policy CW2 (Amenity). Ample car parking exists on site to serve the main dwelling as well as the proposed annex, and in light of this no car parking condition is required.

A condition will be attached to the permission to ensure the annex remains ancillary and incidental to the main dwellinghouse at all times to ensure a new dwelling in the countryside is created through the passage of time. For the reasons outlined above, the proposed development is considered acceptable in planning terms.

Comments from consultees: Rights of Way Officer - Provides advice regarding Footpath 274 in the Community of Mynyddislwyn that crosses the site and must not be obstructed at any time.

Comments from public: None.

Other material considerations: The proposed annex requires planning permission as it is located forward of the principal elevation of the main dwellinghouse. In all other respects it is classed as householder permitted development for residential outbuildings.

Cont....

Application No. 15/0428/FULL Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The residential annex hereby approved shall remain incidental and ancillary to the enjoyment of the main dwellinghouse, i.e. Bluebell Bungalow at all times.
REASON: To retain effective control over the development
- 04) The development hereby approved relates to the details received on 25 June 2015 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.

Advisory Note(s)

Please find attached the comments of The Rights of Way Officer that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2.

