



PLANNING COMMITTEE – 7TH OCTOBER 2015

SUBJECT: SITE VISIT - CODE NO. 15/0360/FULL – 13 RISING SUN CLOSE, OAKDALE, BLACKWOOD, NP12 0JB

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors Mrs P. Cook, L. Gardiner, J. Simmonds and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan, Mrs G. Oliver and R. Saralis.
2. The Planning Committee deferred consideration of this application on 9th September 2015 for a site visit. Members and Officers met on site on Tuesday, 22nd September 2015.
3. Details of the application to erect a dormer extension with internal alteration at 13 Rising Sun Close, Oakdale, Blackwood, NP12 0JB were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the proposed development sought to increase the existing ridge height from 5.0m to 6.65m and insert 3 dormers into the roof space to facilitate the creation of first floor living accommodation.
6. Concerns were expressed with regard to the impact of the increased ridge height on the existing street scene which is primarily made up of bungalows and that it would be out of keeping and set an unacceptable precedent for further developments. The Officer confirmed that although the increased roof pitch would significantly alter the appearance of the host dwelling, there were already properties within the existing street scene where ridge heights had been increased to accommodate rear dormers. As the host building was already different in terms of its position, orientation, material and design it was not considered necessary to require a scheme that mimics adjacent properties. Clarification was sought with regard to the roof material finish; it was felt that the Alaska grey profiled steel would be too industrial a finish in a residential area and the Officer confirmed that he would be able to update Members at committee in this regard.
7. Officers confirmed that following advertisement to 10 neighbouring properties and a site notice being posted, 14 objections 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 recommended that permission be granted.
9. A copy of the report submitted to the Planning Committee on 9th September 2015 is attached. Members are now invited to determine the application.

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Consultees: C. Boardman Senior Planner

Appendices:
Appendix 1 Report submitted to Planning Committee on 9th September 2015