

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0022/FULL 13.01.2016	Mr A Lane 11 Denbigh Close Cefn Fforest Blackwood NP12 1JH	Erect a two storey side extension and single storey rear extension 11 Denbigh Close Cefn Fforest Blackwood NP12 1JH

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Denbigh Close, Cefn Fforest.

House type: Two storey detached dwelling.

Development: Two storey side/front extension and single storey rear extension. This application is reported to Planning Committee because the applicant is related to an employee of this Council.

Dimensions: The proposed two storey side extension measures 3.7 metres in width, 10.8 metres in length, with a height of 7.8 metres to ridge level. The two storey element projects 1.3 metres to the front of the existing front facade of the property, and extends 4.8 metres in total width. The two storey gable fronted element measures 7.0 metres to ridge level.

The single storey rear extension measures 3.0 metres in depth, 13.2 metres in width, with a height of 3.5 metres to ridge level.

Materials: External insulations - rendered. Roof tiles to match existing dwelling.

Ancillary development, e.g. parking: It is proposed to clad the dwelling in external insulation and render it.

PLANNING HISTORY 2005 TO PRESENT

None.

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POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

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

Countryside And Landscape Services - No objection subject to conditions and advice.

ADVERTISEMENT

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

Response: None at time of report.

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.

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EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note and conditions will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space the proposal is CIL exempt.

ANALYSIS

Policies: The proposed development should be considered in terms of its design and impact on the visual amenity of the surrounding area, as well its impact on the amenity of neighbouring properties. In design terms it is considered that the proposed two storey side extension, which introduces a gable fronted element, is acceptable in terms of its setting, scale and materials, and will integrate with the host dwelling. Furthermore, such front facing gable extensions are already present at No's 9 and 10 Denbigh Close, although it appears these elements formed part of the original dwellinghouses. The single storey rear extension is also considered acceptable in terms of its design, and will have no impact on the visual amenity of the surrounding area.

In terms of the potential impact of the proposal on the amenity of neighbouring properties, the property mostly impacted by the proposal is that to the north-west, i.e. No. 12 Denbigh Close. Guidance relating to householder extensions and the impact on neighbours is contained in Supplementary Planning Guidance LDP7: Householder Development (Adopted November 2010). It states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 m, whilst two-storey extensions in the same circumstances should be no longer than 2 metres.

A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.

Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook".

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No. 12 Denbigh Close has a ground floor window located approximately 3.5 metres from the nearest part of the proposed two storey side extension. However, the extension does not interfere with a 45 degree line taken from the centre of this window, and therefore it is not considered that the proposal would have an unacceptable impact on No. 12 to a degree to warrant a refusal of planning permission. There is also a first floor window in the side elevation of No. 12. However this is obscurely glazed and appears to serve either landing or bathroom, and is not considered to be a principal room in accordance with the above guidance.

In terms of the impact of the proposal on the property to the south, i.e. No. 10 Denbigh Close, the proposed single storey extension will be located 7.5 metres from No. 10. The ground floor window in the side elevation of No. 10 facing the proposed extension is also obscurely glazed. Therefore it is not considered that the proposal will have an unacceptable impact on this property either. The development will not impact on existing levels of privacy.

In light of the above, the proposed development is considered acceptable in planning terms subject to conditions.

Comments from consultees: The Council's Ecologist raises no objection to the proposal subject to conditions and advice relating to biodiversity enhancements.

Comments from public: None.

Other material considerations: None.

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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

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- 03) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new extension at 11 Denbigh Close, Cefn Fforest, shall be submitted to the Local Planning Authority for their written approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning policy Wales and Tan 5 Nature Conservation and Planning.
- 04) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) in the new extension at 11 Denbigh Close, Cefn Fforest, shall be submitted to the Local Planning Authority for their written approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.
- 05) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Project Ref No. 15.396, Drawing No. 003 - Proposed Elevations; Project Ref No. 15.396, Drawing No. 004 - Proposed Floor Plans; Project Ref No. 15.396, Drawing No. 005 - Block Plans (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

Please find attached the comments of The Council's Ecologist 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.

