

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0111/FULL 12.02.2016	Mr J Watkins 38 Burnet Drive Pontllanfraith Blackwood NP12 2FN	Erect a single-storey extension and an attic extension 38 Burnet Drive Pontllanfraith Blackwood NP12 2FN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Burnet Drive, Pontllanfraith.

House type: Two storey detached property.

Development: It is proposed to alter the existing roof from a hipped roof to a gable end roof, as well as insert 2 dormers into the front roof plane, to facilitate a loft conversion. It is also proposed to build a single storey side extension.

Dimensions: The proposed dormers each measure 1.4 metres in width, 3.2 metres in depth, with a height of 1.9 metres.
The proposed single storey side extension measures 1.9 metres in width, 5.7 metres in length, with a height of 3.0 metres to ridge level.

Materials: Brick and concrete roof tiles to match existing.

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

PLANNING HISTORY 2005 TO PRESENT

09/0727/FULL - Erect single storey and two storey rear extension - Granted 04.11.09.

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).

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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 objections.

ADVERTISEMENT

Extent of advertisement: Four 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.

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 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.

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ANALYSIS

Policies: Turning first to the proposed single storey side extension, it is considered acceptable in terms of its setting, scale and materials, and will integrate with the host dwelling. Although the front elevation of the proposed side extension is set in front of the adjacent front facade of the original dwellinghouse, it does not project beyond the forward most part of the existing canopy at ground floor level and is therefore not considered unacceptable.

In terms of the proposed roof alterations to create a gable ended roof in place of the existing hipped roof, this is considered acceptable given the context of the existing streetscene. The property immediately adjoining the application site to the north, i.e. No. 39 Burnet Drive, has a gable end roof, as do numerous other properties along Burnet Drive. Therefore the proposed roof will integrate with the existing streetscene.

In terms of the proposed dormers, advice relating to such developments is contained in Supplementary Planning Guidance LDP7: Householder Developments (Adopted November 2010). It states that normally dormer windows are discouraged to the front of a house, unless they are a local feature. Whilst there are no apparent existing dormer windows in the immediately surrounding area, several properties on Burnet Drive have front facing gable type fenestration, and therefore it is not considered that the dormer windows would sit uncomfortably within the streetscene. The aforementioned design guidance also encourages the following key principles for dormer windows:

- Dormer windows should be subservient to the main roof and use the same pitch and roofing details as the main roof;
- Dormer windows should cover no more than a maximum of 50% of the roof area on which it is located;
- Dormer windows should normally be set well back from the eaves, down from the ridge and in from the sides of the roof;
- Dormer windows should be positioned to match the pattern of the windows on the rest of your house;
- Two smaller dormer windows are often preferred to one large window.

The two proposed dormer windows satisfy all of the above criteria, and as the principle of introducing dormer windows into the streetscene is not considered unacceptable, this element of the proposal is acceptable. Furthermore, utilisation of the existing roof space in this instance represents an efficient use of land which is desirable from a sustainability stand point.

In light of the above, the proposed development accords with the relevant local and national planning policies, and is therefore acceptable in planning terms subject to conditions.

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Application 16/0111/FULL Continued

Comments from consultees: No comments received.

Comments from public: None at time of report.

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.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No3 as proposed, Drawing No4 as proposed (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)

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.

