

## **PREFACE ITEM**

APPLICATION NO. 13/0726/FULL

APPLICANT(S) NAME: Robert Price & Sons Ltd

PROPOSAL: Erect two bay extension to existing storage building

LOCATION: Robert Price (Builders Merchants) Ltd 145  
Pontywindy Road Caerphilly CF83 3TD

At the last meeting of the Planning Committee held on the 8<sup>th</sup> June 2016, consideration was given to the merits of the application, however Members expressed the view that Officers give consideration to the refusal of the application in respect of the impact the proposed structure would have an adverse impact on the amenity of the neighbouring property.

**Recommendation:** That planning permission is granted in accordance with the attached report, but if Members are minded to refuse permission, the following reason for refusal is suggested:-

- 1 The development would have an overbearing impact on the neighbouring garden contrary to Criterion A of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0726/FULL 08.10.2013	Robert Price & Sons Ltd Park Road Abergavenny Monmouthshire	Erect two bay extension to existing storage building Robert Price (Builders Merchants) Ltd 145 Pontygwindy Road Caerphilly CF83 3TD

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The application property is situated on the western side of Pontygwindy Road.

Site description: The application site is an established builders merchant's including a retail showroom towards the front of the site and a storage yard to the rear. The yard is largely given over to open air storage but there is a large portal frame storage building in the north west corner of the site adjacent to the side boundary of the rear garden of the dwelling at number 151 Pontygwindy Road. The storage building is steel clad with a profile sheeting roof.

The application site is located in a mixed use area with residential properties to the north, a supermarket to the west and south and a public house to the east.

Development: The application seeks full planning consent for the erection of an extension to the existing storage building. It would be a two bay extension of the same width and height as the existing building, having an apex roof to match.

Dimensions: The extension measures 12m long by 15m wide by 6.2m high.

Materials: To match the existing building.

Ancillary development, e.g. parking: None.

**PLANNING HISTORY**

5/5/95/0409 - Erect single-storey food retail store with associates parking - Refused 26.09.95.

5/5/94/0755 - Erect single-storey retail food store with associated car parking - Refused 11.07.95.

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Application No. 13/0726/FULL Continued

P/02/0516 - Construct storage building - Granted 05.07.02.

P/02/1102 - Adjust existing vehicular access - Granted 14.11.02.

07/1036/FULL - Erect single-storey extension to accommodate sanitary and canteen facilities, alterations to front elevation of building - Granted 03.10.07.

## POLICY

Local Development Plan: Within settlement limits.

### Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

## CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection.

Dwr Cymru - Provides advice to be conveyed to the developer.

## ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

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Application No. 13/0726/FULL Continued

Response: One letter of objection was received.

Summary of observations:

1. Loss of light and amenity to rear garden.
2. Increased traffic.
3. Increased noise.
4. Increased dust.

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?

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? The development would be CIL liable but a rate of £0 is currently charged for industrial development.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is an established builder's merchants and as such the principle of development is established on this site. The main points to consider in the determination of this application are the objections raised by the member of the public and these will be considered in turn below: -

1. The objector alleges that the building would cause a loss of amenity to the rear garden of his property. The area referred to is at the end of the garden that is sited some 50m away from the objector's dwelling. In that regard it is not felt that the proposed building would have any unduly unacceptable impact on the amenity of the neighbouring dwelling. The building was causing shade at the far end of the neighbours' garden, but at the immediate rear of their dwellings, buildings are at a domestic scale and they enjoy adequate light.

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Application No. 13/0726/FULL Continued

2. The area where the storage building is located is already used for storage purposes but the extension will allow better storage for materials that cannot be left out in the elements. The extension is also relatively small in comparison to the existing buildings on site and as such it is not felt that it would lead to a marked increase in traffic to the site.
3. As the extension would increase the covered storage within the site and also create a screen on the common boundary with the objector's property it is felt that the proposal would actually lead to a reduction in noise impacts.
4. Again the extension would increase the covered storage on site and therefore it is considered that there would be a decrease in dust impact as a result of the development.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

Other material considerations: In conclusion it is considered that the proposal is acceptable in planning terms.

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.

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:  
CW2.

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DEFERRED FOR REASONS FOR REFUSAL

