

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0462/FULL 08.06.2016	Miss H Jones Burcombe Lodge Windy Ridge Blackwood NP12 2DR	Erect a single-storey extension and provide alterations to property Burcombe Lodge Windy Ridge Pontllanfraith Blackwood NP12 2DR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the south-western corner of Vicarage Lane, Pontllanfraith.

House type: Large detached bungalow.

Development: Full planning consent is sought to erect a single storey extension to the rear elevation.

Dimensions: The proposed development measures 4 metres in width by 4.2 metres in depth, with a height of 2.7 metres to the eaves and 4.4 metres to ridge height.

Materials: Render, concrete roof tiles and white upvc windows and doors to match the host dwelling.

Ancillary development, e.g. parking: One window and one door in the eastern elevation are to be re-positioned.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within the defined settlement boundary of Blackwood.

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Policies: CW2 (Amenity) and advice contained in the council's adopted Supplementary Planning Guidance LDP7: Householder Development (2010).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: Design (March 2016).

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? The site is located within an area where no report is required, however standing advice will be provided to the applicant.

CONSULTATION

Dwr Cymru - Provides advice to the developer regarding a public sewer that crosses the application site.

Countryside And Landscape Services - No comments have been received at the time of writing the report.

ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site and 11 neighbours were notified by letter.

Response: No representations have been received at the time of writing the report as the consultation period had not expired. If any representations are received, these will be reported at Committee.

Summary of observations: None.

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? There are no specific crime and disorder implications material to the determination of this planning application.

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EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal intends to create less than 100 square metres of additional internal floor area.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are whether the proposals are acceptable from a design perspective and whether the proposals would have a detrimental impact on the amenity or privacy of the neighbouring dwellings.

The proposed extension would be in proportion to the scale of the site and its design and materials are in keeping with the surrounding area and would respect the scale and form of the original building. Given the position of the development it will not result in an overbearing or overshadowing impact on the neighbouring properties, and there will be no loss of privacy as a result of the development. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension in the interests of the visual amenity of the surrounding area.

Therefore the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: Dwr Cymru/Welsh Water provides advice to the developer regarding a public sewer that crosses the application site. That advice will be passed to the applicant.

Comments from public: None at the time of writing the report.

Other material considerations: The development is acceptable in all other areas.

RECOMMENDATION that Permission be GRANTED

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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 development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Drawing Number 2 As Proposed Elevations received on 8th June 2016
Drawing Number 3 As Proposed Floor Plan received on 8th June 2016 (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.
- 03) 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.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

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Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

This Informative Note is valid from 1st January 2015 until 31st December 2016.

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

