

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0112/FULL 21.02.2017	Mr L Thomas 5 Taf Olwg Nelson Treharris CF46 6JL	Erect a two-storey extension to the side of property and alterations to single storey structure to the rear 5 Taf Olwg Nelson Treharris CF46 6JL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 5 Taf Olwg, Nelson, Treharris, CF46 6JL.

House type: Semi-detached dwelling within an existing housing estate fronting eastwards onto Taf Olwg road with residential properties beyond. To the north is number 3 Taf Olwg one of an adjacent pair of semi-detached properties, south is the attached neighbour (7 Taf Olwg). To the west is a rear parking court and the rear curtilage area of a semi-detached property (4 St John's Lane). Other properties in St John's Lane and Taff Olwg lies beyond the parking court further to the west.

Development: Two-storey extension to the side of existing property and alterations to the single storey structure to rear.

Dimensions:

Two Storey Side Extension

- 2.6m wide by 8.7m long with an overall height of 7.4m.

Single Storey Rear Extension

4.9m wide by 3.3m long with an overall height of 3.4m.

Materials:

Existing

- Walls Brickwork, roof Concrete tile.

Proposed:

- Wall Brickwork and Render.

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Ancillary development, e.g. parking: Additional parking space on driveway proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough - Local Development Plan up to 2021.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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? Low risk area, attach informative note.

CONSULTATION

Not applicable.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 10 nearby properties.

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Response: At the time of writing this report no responses had been received relative to the consultation exercise however the consultation period had yet to expire. Any representations received following the completion of this report will be verbally reported to Members at Planning 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?

It is not considered that crime and disorder will be materially affected by the development.

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? The development is not chargeable as the additional internal floorspace created is below 100 sq m.

ANALYSIS

Policies: This application is reported to Planning Committee as the applicant's spouse is an employee of the Council.

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the impact of the visual appearance of the development on the character of the area.

The application property (5 Taf Olwg) is located within Taf Olwg road which has a staggered building line on the western side. The neighbouring property to the north (3 Taf Olwg) has its footprint located further forward than the application property with the rear building line of the application property projecting behind the rear building line of number 3 (circa 2.5-3m).

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Number 3 Taf Olwg has an existing two storey side extension approved and constructed under permission (P/97/0143) but the applicant's driveway and part of the rear curtilage area currently provides a buffer between the two properties.

The design of the proposed two storey extension has been considered. It is noted that several properties in the locality have side extensions which extend at ridge height and do not include any set back from the principal elevation. In this existing context it is considered that the proposed extension has an acceptable design and due to the staggered building line the side extension would not create a terracing effect. The proposed single storey rear extension also has an acceptable design.

The proposed two-storey side extension would be constructed along the full length of the side of the application property extending behind the rear building line of number 3 Taf Olwg, at two storey height, for a distance in excess of 2 metres. The extension would extend to the boundary with number 3 Taf Olwg, abutting number 3's existing extension and to the rear, projecting behind it. It is considered that the extension would have an enclosing effect, with the rearmost part of the two storey extension creating a high boundary adjacent to the rear elevation of number 3 Taf Olwg extending beyond it enclosing the immediate rear curtilage area beyond. This would have an overbearing impact on the outlook presently enjoyed by the occupiers of 3 Taf Olwg and would have an unacceptable overshadowing impact on the rear curtilage area and the ground floor window serving a kitchen.

The proposed development also includes a rear single storey extension close to the boundary with the attached neighbour to the south (number 7 Taf Olwg). Both the application property and number 7 Taf Olwg at present have rear conservatories, each with solid walls facing the common boundary. The proposed single storey extension would replace the conservatory and this element of the scheme, in isolation, is considered to have an acceptable impact on neighbour amenity. It is also considered that the proposed development would not have an unacceptable impact on properties to the west on St John's Lane or those other properties within Taf Olwg as there is adequate separation distance meaning there would be no unacceptable overlooking introduced by the development.

The proposed development is however considered to have an unacceptable impact on the level of amenity presently enjoyed by the occupiers of number 3 Taf Olwg by reason of the overbearing impact of the two storey extension which would abut and extend behind the rear building line of number 3 Taf Olwg at two storey height, on the common boundary, for a distance in excess of two metres. It is not possible to issue a split decision on the rear single storey extension and therefore it is recommended that the planning application be refused due to the unacceptable adverse impact on neighbour amenity for the occupiers of 3 Taf Olwg.

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Comments from consultees: None.

Comments from public: None.

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under Section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at Section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by Section 8 of that Act.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The development, by reason of its siting and scale, would have an overbearing and enclosing impact on the adjacent property and rear curtilage area of number 3 Taf Olwg, having an unacceptable impact on the light, outlook and level of amenity presently enjoyed by the occupiers of 3 Taf Olwg. Such an impact is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, as well as Guidance Note 2 of the Local Planning Authority's Adopted Supplementary Planning Guidance LDP7: Householder Developments (Revision 3, Adopted January 2017).
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