

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0711/FULL 25.09.2017	Mr & Mrs Pole 17 Shannon Close Pontllanfraith Blackwood NP12 2FW	Erect single storey extension to rear of property 17 Shannon Close Pontllanfraith Blackwood NP12 2FW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is on the northern edge of Shannon Close, Pontllanfraith.

House type: A Semi-detached property.

Development: The demolition of a conservatory and the erection of a single storey rear extension.

Dimensions: The proposed extension is 5m long, by 5.7m wide. The height to the eaves is 2.6m and 4.3m to the ridge.

Materials: To match existing, brick facing, concrete roof tiles and UPVC windows and doors.

Ancillary development, e.g. parking: Four roof lights will be installed to the extension's roof.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021, Adopted November 2010.

Site Allocation: The site is in the settlement boundary of Pontllanfraith.

Policies: Policy CW2 (Amenity) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

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NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (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 falls in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and letters to the two nearby properties.

Response: None.

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 issues in the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

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ANALYSIS

This application is brought before Planning Committee as the Agent is related to a member of staff in Planning.

Policies: This application has been considered in accordance with Local Plan Policy and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an overbearing and overshadowing impact on the adjacent dwellings at numbers 16 and 18 Shannon Close.

In terms of design, the scheme is considered acceptable as the materials proposed match the existing dwelling house. The pitch on the single storey extension is also similar to that of the host dwelling and inclusion of patio doors and kitchen window does not provide an unbalanced view. The design of the extension is in keeping with the host dwelling and proposed extension is therefore considered acceptable.

Guidance contained in LDP7: Householder Development states that "Extensions and conservatories should not cast large shadows over, or have an overbearing impact on, a neighbour's house or garden. As a general rule single storey extension on the common boundary and near to a ground floor window of any principal room should be no longer than 4 metres however these limitations can be exceeded depending on the context of the proposed extension. Those that are pertinent to this application are:

- Orientation of the house;
- Location of any neighbouring windows and the rooms they serve;
- 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.

With regard to the potential overbearing and overshadowing impact on the adjacent dwellings, both neighbouring properties need to be assessed in turn. At No. 18, there is already an impact created by the existing 5m conservatory therefore the 45 degree line has already been breached. Furthermore, No. 18 also has a large detached garage at the rear, and the property already is subjected to a tunnelling effect created by both the conservatory and the garage. The introduction of the proposal will therefore have no greater overshadowing or overbearing impact on the adjoining property than the existing development at this location.

Due to the topography of the area, No. 16 is set further down than the application property and is offset from the host dwelling at a 20 degree angle. The extension will not impact upon the 45 degree rule. There are two windows proposed on the side elevation that will be visible to No. 16, one that serves a utility room, and one serving the kitchen. Furthermore, the window at No. 16 most likely to be affected is a landing window which is not a habitable room. Consequently, there would be no additional overlooking at No. 16 over what the current situation is, and it is deemed that the extension would not have a significant impact so as to justify a refusal.

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Given the orientation of the property, the limited impact on the adjacent dwellings and that the fall-back position is an extension that is only 1m less could be erected under permitted development. As such, planning permission for this extension is recommended for approval.

Comments from consultees: No comments have been received from the Council's Ecologist at the time of writing this report.

Comments from public: None.

Other material considerations: None.

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 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 development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1 As Existing received 16/08/2017;
Drawing No. 2 As Proposed received 16/08/2017; and
Drawing Titled Blind Side Elevation received 25/09/2017.
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.

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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 a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

The homeowner/developer is advised that any development that involves works on land that is not owned by the applicant may require agreement under the Party Wall Act. This planning permission is issued having regard to the land ownership certificate submitted by the applicant.

