

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0716/FULL 25.09.2017	Ms E Tucker 54 Pandy Road Bedwas Caerphilly CF83 8EJ	Erect first floor rear extension 54 Pandy Road Bedwas Caerphilly CF83 8EJ

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: 54 Pandy Road, Bedwas, Caerphilly, CF83 8EJ

Site Description: End of Terrace Dwelling. To the east is the attached neighbouring property 52 Pandy Road, north-west is a side access lane with detached property 20 Lon Yr Ysgol. North-east is a rear access lane with Bedwas Infant School beyond. To the south is Pandy Road.

Development: Erect first floor rear extension to provide third bedroom.

Dimensions: The extension would be 2.5 metres long by 3.5m wide but due to angled side wall the extension narrows to 2.9m at far end. The overall height of the extension 7.2m.

Materials: Walls: Painted Cement render Roof: Concrete roof tiles to match existing dwelling.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

13/0458/FULL - Repoint wall and extend by 1.4 metres - Granted 14.08.13.

### POLICY

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

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

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

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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? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

### CONSULTATION

None.

### ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 3 nearby properties.

Response: No responses were received relative to the consultation exercise.

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.

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### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floorspace created is below 100sqm.

### ANALYSIS

#### Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application is being reported to planning committee as the agent's spouse is an employee of the Council.

The application property (no.54) is an end of terrace fronting onto Pandy Road. It has an original two storey rear projection which has a party wall with the neighbouring property (no. 52) and together they form a rear gable. At present there are single storey monopitch projections on each of these properties projecting beyond the two storey element. The properties benefit from relatively narrow but long (circa 50m) rear garden areas.

The proposed first floor extension will be constructed above the existing monopitch kitchen element and will continue the ridge height of the original two storey projection but this new element will have a monopitch roof pitched to match the existing roof slope. The extension incorporates a wall to the side elevation with the neighbouring terrace dwelling which angles away from the common boundary to reduce the impact of the extension on existing fenestration on the rear of number 52 Pandy Road.

The design of the extension has been considered. It is noted that there are several two storey extensions on terrace properties within the same row which extend beyond the length of the extension proposed by this application. Those existing extensions differ in respect of their roof forms which include a pitched roof lower than the original two elements whereas the extension proposed by this application would continue the existing roof line. It is considered on balance that the proposed design is acceptable according with Policy SP6 (Placemaking).

The impact on neighbour amenity is acceptable in terms of light and outlook. The extension contains an angled element which will acceptably mitigate the increase in length at first floor level for the fenestration in the rear elevation of number 52 the adjacent terrace property. The original submission included a side window to the proposed bedroom however this would have allowed almost direct views to the existing fenestration of number 20 Lon Y Ysgol which were deemed could harm privacy, it was agreed with the agent that this window be removed to protect the existing levels of privacy enjoyed by the occupiers of that property.

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A planning condition is proposed to restrict permitted development rights for new windows openings to afford the Local Planning Authority the opportunity to consider the implications on neighbour amenity for any future proposed window openings. It is considered that the development would accord with Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

The development is considered acceptable and is recommended for approval accordingly.

Comments from Consultees: None.

Comments from public: 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 development shall be carried out in accordance with the following approved plans and documents:  
- Proposed Floorplans and Elevations, drawing reference AL 00 001 revision B, received 15.09.17.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.

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Advisory Note(s)

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). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. 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>

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](http://www.groundstability.com) or a similar service provider.

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](http://www.gov.uk/government/organisations/the-coal-authority).

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, SP6.

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Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

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