

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0703/FULL 31.08.2017	Mr & Mrs M Evans 31 Gelli'r Felin Caerphilly CF83 2LF	Erect single and double storey rear extensions 31 Gelli'r Felin Caerphilly CF83 2LF

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 31 Gelli'r Felin, Caerphilly, CF83 2LF

Site Description: The application property is a detached dwelling located to the western end of Gelli'r Felin. To the north-east is the adjacent detached property (32 Gelli'r Felin) and to the south-west beyond an intervening pedestrian access path is number 30 Gelli'r Felin. The application property fronts south-east onto Gelli'r Felin and to the rear (north-west) the land steps up to an embankment with the A468 road beyond at a higher level behind tree screening.

Development: Erect single and double storey rear extensions. The extension will provide a new living/dining area on the ground floor and will enlarge two existing bedrooms on the first floor.

Dimensions:

Two storey extension: 2.9m long by 6.2m wide with an overall height of 5.6m
 Single storey element: Projects a further 0.2m beyond the two storey element (total length 3.1m) with a width of 7.9m (projecting 0.75m beyond the two storey element on the north-east side and 0.9m beyond the two storey element on the south-west side).
 The height of the single storey element is 2.9m with a flat roof.

Materials: Walls: Painted smooth render
 Roof: Dark Grey fibreglass or rubber.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

NONE.

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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) SP10 (Conservation of Natural Heritage).

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 2 nearby properties.

Response: One objection has been received.

Summary of observations:

- Loss of sunlight into Conservatory and patio area due to size of extension and orientation.
- Devaluing our home.

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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 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 applicant is an employee of the Authority.

The application property is a detached dwelling, however being located on a relatively new build housing estate the neighbouring detached dwelling to the north-east (number 32) is in close proximity.

The proposed development has a single storey element which extends to the existing side walls of the house with a height of 2.9m to a flat roof. A first floor element on top of this structure is stepped in from the side wall of the application property by 0.7m on the north-east side closest to the objector. The ridge height of the first floor element at 5.6m is approximately 0.6m above the existing eave height of the main roof and approximately 1.7m below the main roof ridge height.

The design of the extension whose first floor element has a pitched roof and is lower than the main dwelling roof is considered acceptable according with adopted Local Development Plan Policy SP6 (Placemaking).

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The impact on neighbour amenity has been considered. The neighbouring property to the north-east (number 32 Gell'r Felin) have objected to the application on the grounds of loss of light. The application property and the objector's property have their rear elevations facing north-west with the land behind the rear curtilage areas sloping upwards with large trees present. The objector's property is to the north-east of the applicant's property and they have a conservatory and patio area to the rear. The proposed extension has its first floor element stepped off the side of the dwelling by 0.7m, the pitched roof of the extension is relatively low at 5.6m with a shallow pitch and the overall length of the first floor element is less than 3m. The applicant would have a fall-back position in relation to permitted development rights in which a single storey extension could be constructed with a monopitch roof with a height of up to 4m, could extend for a distance of up to 4m from the rear wall of the dwelling as long as the roof height reduced to no more than 3m at the eaves. In this respect although the proposed extension is higher it extends less far and the first floor element is stepped away from the boundary and the main ridge is over 3.5m away from the existing side wall closest to the objector's properties. It is considered that on balance the proposed extension would not cause such additional impact on light or overshadowing to the existing fenestration, conservatory and patio area of number 32 Gell'r Felin, over that which could occur on an extension constructed under permitted development rights to warrant refusal of the application on this basis.

To the south-west the nearest neighbour is number 30 Gell'r Felin and there is an intervening urban path between the two properties. It is not considered that the amenity of the occupants of number 30 Gell'r Felin will be unacceptably impacted by the development.

The development is considered to have an acceptable design and impact on neighbour amenity according with Policy CW2 (Amenity). It is recommended for approval accordingly.

Comments from Consultees: None.

Comments from public:

- Loss of sunlight into Conservatory and patio area due to orientation
The proposed extension has its first floor element stepped away from the common boundary and has a first floor projection of 2.9m and ridge height of 5.6m. The orientation of the applicant's and objector's properties are noted however noting the step from the common boundary, overall length and the pitched roof form with the highest part of the extension in excess of 1.5m below the ridge height of the main dwelling it is not considered that the impact would be overbearing on the neighbouring property nor that loss of light or overshadowing would be so severe to warrant refusal of the application on these grounds.

- Devaluing our home.

Devaluation is not a material planning consideration.

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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, drawing reference PP/200, received 14.08.17;
 - Proposed Elevations, drawing reference PP/400, received 14.08.17;
 - Site Location Plan, received 14.08.17.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 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.

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.

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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).

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: SP6.

