

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0288/FULL 28.03.2018	Dream Care Homes (Ltd) Pentax House South Hill Avenue South Harrow HA2 0DU	Erect a single storey extension, outbuildings and associated works Ynysddu Nursing Home Mount Pleasant Ynysddu Newport NP11 7JQ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at Mount Pleasant, Ynysddu.

Site description: Residential nursing home.

Development: Single storey extension to front elevation and rear outbuilding. This application is reported to Planning Committee because the agent is related to an officer of the Council.

Dimensions: The proposed single storey extension measures 14.0 metres in width, 4.0 metres in depth, with a height of 3.6 metres to ridge level.
The proposed outbuilding measures 8.5 metres in width, 3.0 metres in depth, with a maximum height of 3.8 metres.

Materials: Extension: Natural stone to front elevation, render to side elevation, and concrete roof tiles.
Outbuilding: Render and concrete roof tiles.

Ancillary development, e.g. parking: Replacement disabled access ramp to front of building.

PLANNING HISTORY 2005 TO PRESENT

09/0863/FULL - Erect extensions to existing nursing home to provide additional accommodation and administration facilities - Refused - 01.03.2010.

10/0484/FULL - Erect extensions to an existing nursing home, to provide additional accommodation and administration facilities - Granted - 07.10.2010.

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15/0373/NCC - Vary Condition 01 of planning permission 10/0484/FULL (Erect extensions to an existing nursing home, to provide additional accommodation and administration facilities) to extend the period of time within which the development may commence by a further five years - 06.08.2015.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW15 (General Locational Constraints).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

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? No.

CONSULTATION

Transportation Engineering Manager - No objection.

Senior Engineer (Land Drainage) - No objection subject to requested land drainage condition. However, as the proposed development are located on existing hardstanding area, a land drainage condition is not considered necessary in this instance. Advice will be passed to the developer regarding land drainage.

Ecologist - No objection subject to condition.

ADVERTISEMENT

Extent of advertisement: Twelve neighbouring properties were consulted by way of letter and a site notice was displayed near the application site.

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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 an issue for 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.

ANALYSIS

Policies: The proposed single storey front extension is considered to be acceptable in terms of its setting, scale, fenestration and proposed materials. The development will have no unacceptable impact on the amenity of nearby residential properties by way of any overlooking or overbearing impact.

The rear outbuilding is also considered acceptable in terms of its setting, scale and materials, and given its position below road level will have very limited impact on the amenity of the surrounding area.

On the basis of the above, coupled with no objection having been raised by consultees, the application is recommended for approval subject to conditions.

Comments from Consultees: No objection subject to conditions and advice.

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

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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.

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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:
Block Plan, received 28.03.2018;
Drawing No. 8, Outbuilding as proposed, received 28.03.2018;
Drawing No. 7 As Proposed, Side Elevations, received 28.03.2018;
Drawing No. 5 As Proposed, Ground Floor Plan, received 28.03.2018;
Drawing No. 4 As Proposed, West Elevation, received 28.03.2018;
Site Location Plan, received 28.03.2018.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow or Starling) on the new extension at Ynysddu Nursing Home, Ynysddu, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first utilised.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), and The Council's Ecologist that are brought to the applicant's attention.

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: Policy CW2, CW4, CW5.

