

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0168/FULL 24.04.2018	Mr Phipps 37 Hillside Terrace Bedwas Caerphilly CF83 8AJ	Erect single storey rear extension 37 Hillside Terrace Bedwas Caerphilly CF83 8AJ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 37 Hillside Terrace, Bedwas

House type: The house is a semi-detached dwelling within a residential area.

Development: The development proposed is a single storey, rear extension with lean-to roof. The application is reported to Planning Committee because the applicant is related to a member of the Council.

Dimensions: The distance from the rear wall of the main house is four metres. The new building would extend 6.1m almost across the full width of the house at a height of 3.3m.

Materials: Wall finishes would be brickwork and render to match the existing with a glass fibre roof covering.

Ancillary development, e.g. parking: Not applicable.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement boundaries.

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Policies: The following policies in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are particularly relevant to the determination of this application:

CW2 Amenity and SP6 B Place Making.

Supplementary Planning Guidance LDP5 Householder Development is also of relevance.

NATIONAL POLICY Planning Policy Wales, Edition 9 November 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 is within the coalfield and an advisory note will be sent if appropriate.

CONSULTATION

CADW - Cadw has no comments on the application.

Bedwas, Trethomas & Machen Community Council - No objections.

Ecologist - Requests a condition to secure provision of artificial nest boxes for breeding birds as a biodiversity enhancement.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of letters to four neighbouring properties. A site notice was not required.

Response: No response was received.

Summary of observations: Not applicable.

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Application No. 18/0168/FULL Continued

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?

The proposal is unlikely to have a significant effect on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. The floor space is less than 100 square metres.

ANALYSIS

Policies: Planning applications must be determined in accordance with the policies in the development plan unless material considerations indicate otherwise. The main considerations and relevant policies in this case are:-

Design and external appearance (SP6B)

Policy SP6 B requires new development to demonstrate a high standard of design that reinforces attractive qualities of local distinctiveness. Supplementary planning guidance in LDP 7 - Householder Development sets out further design guidance for domestic extensions.

Well-designed extensions can help homeowners meet their changing needs and enhance the local area. The proposed extension is of an appropriate scale and would not dominate the house. The roof pitch would be similar to that of the main house and an adequate area of garden space would remain available for use. Therefore, the proposal is in accord with policy SP6B and LDP7.

Amenity (CW2)

Policy CW2 states that development proposals must ensure that there is no unacceptable impact on the amenity of adjacent properties or land and that the use is compatible with surrounding land uses. The proposal should not result in over-development of the site and should not compromise the viability of existing neighbouring land uses.

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The proposed extension is set 0.4 metres from the boundary with the adjoining semi-detached house and 1.8m from the boundary with the neighbouring property to the west. However, due to its context and scale, the proposed extension would not have an overbearing effect on the neighbour's house and no windows are shown overlooking the neighbouring property. Therefore the proposed development meets the criteria in LDP policy CW2.

Comments from consultees: No objections received. The Council's Ecologist asks for a condition to secure artificial nest boxes as a biodiversity enhancement. While this is desirable, in view of the scale of the development, it is considered that such a condition would not meet the test in Welsh Government Circular WGC 016/2014 in that it is not essential in planning terms to enable the development to proceed. The circular states " In considering whether a planning condition is necessary, local planning authorities should ask themselves whether planning permission would have to be refused if a condition were not imposed, or if it would be expedient to enforce against a breach of the condition." The comments will be sent as an advisory note.

Comments from public: None were received.

Other material considerations: An extension of similar size could be constructed under "permitted development" rights granted under the terms of the Town and Country Planning (General Permitted Development) Order 1995 as amended.

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.

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- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Drawing number MPP/101 Proposed Elevations and Plans received 20 February 2018;
Drawing number MPP/100 Site Location Plan received 20 February 2018.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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 and SP6.

Please find attached the comments of the Council's Ecologist that are brought to the applicant's attention.

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.

