

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0655/NCC 24.07.2018	Mrs J Haggerty 87 Bedwellty Road Cefn Fforest Blackwood NP12 3HB	Vary condition 02 of planning permission 17/0308/FULL (Erect two-storey extension to the rear of the property) to increase size of extension 87 Bedwellty Road Cefn Fforest Blackwood NP12 3HB

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application property is located on the western side of Bedwellty Road, Cefn Fforest.

House type: Two storey semi-detached property with a garden to the front and rear.

Development: Full planning permission is sought to erect a two storey extension at the rear of the property. The extension will provide an enlarged kitchen/diner at ground floor and an enlarged bedroom and bathroom at first floor.

Dimensions: The proposed two storey extension measures 4.9 metres in width by 3.8 metres in depth with a height of 5.0 metres to the eaves and 6.6 metres to ridge height. The application is reported to Planning Committee because the agent is related to a member of staff in Planning.

Materials: To match existing.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

17/0308/FULL - Erect two-storey extension to the rear of the property - Granted 16.06.17.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

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Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints) and advice contained within the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017).

NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016) and TAN 12: Design (March 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 located within an area where no coal mining report is required however standing advice will be required.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance, however, four neighbours were notified by letter.

Response: No representations were received at the time of writing the report, any subsequent representations will be reported to Members verbally.

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?
There are no specific crime and disorder implications material to the determination of this application.

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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 (CIL)

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal intends to create less than 100 square metres of additional floor space.

ANALYSIS

Policies: The application seeks to vary Condition (02) of application no. 17/0308/FULL to amend the depth of the two storey extension as approved on 16.06.2017. As with any application for the amendment of a scheme the main consideration is whether there has been any material change since the original planning consent in 2017.

The suitability of a two storey extension to the rear elevation of 87 Bedwellty Road, Cefn Road remains unchanged in policy terms. However, consideration needs to be given as to whether the increase in depth of the two storey extension is acceptable in terms of its design and whether there would be any detrimental impact to the occupiers of the adjoining dwelling (no. 85 Bedwellty Road).

In design terms, the proposed two storey extension is considered to be acceptable in terms of its fenestration, roof design and materials. In terms of the impact that the development would have upon the neighbouring dwellings, advice contained in Supplementary Planning Guidance LDP7: Householder Development is of relevance. In particular, Guidance Note 2 of Supplementary Planning Guidance LDP7: Householder Development (2017) states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions in the same circumstances should be no longer than 2 metres. A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.' Unless the context allows otherwise, those dimensions could be increased to a maximum of 6 metres and 4 metres respectively, 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, and it would not have an overbearing effect or an adverse impact on outlook."

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In terms of the proposed 1.05 metres increase in depth at ground floor to what was previously approved, this remains commensurate with what can be built under permitted development and therefore accords with the above guidance. Furthermore the extension would be screened by the existing single storey kitchen/bathroom extension at the application property. It should also be noted that the adjoining property (no. 85 Bedwellty Road) also benefits from a single storey adjacent to the common boundary and measures approximately 5.5 metres in depth. As such it is not considered that there will be any adverse impact to the adjoining occupier.

In terms of the first floor element, this would also reflect the dimensions at ground floor, whereby the resulting extension would measure 3.8 metres in depth from the rear wall of the dwelling. It is acknowledged that there would be some slight interference with the theoretical 45 degree rule and there is also a first floor habitable room window near the common boundary. However, given that the neighbouring property of no. 85 also benefits from a single storey rear extension and having regard to the orientation of the existing pair of semi-detached dwellings, it is considered that the overall increase in depth of the extension at first floor level would have an impact no different to the existing situation or what was previously approved. As such it is not considered that there would be a significant adverse impact upon the amenity of the neighbouring property.

In terms of the impact that the development will have on the character of the surrounding area, it is considered that the proposed two storey extension will integrate well with the host dwelling and street scene subject to a condition imposed to any permission ensuring matching materials are used in the external surfaces of the development. In conclusion the proposed two storey extension accords with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: None.

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.

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Living Decision Document:

Condition 02 of consent 17/0308/FULL has been varied by consent 18/0655/NCC dated 16.08.2018 granted by Caerphilly County Borough Council in respect of revised elevations and floor plans received on 24.07.2018.

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:
Site Location Plan received on 24.07.2018;
Proposed Elevations received on 24.07.2018;
Proposed Ground Floor and First Floor Plan received on 24.07.2018.
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 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.

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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).

