

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0671/FULL 30.07.2018	Mr & Mrs K & S Powell 5 Chave Terrace Maesycwmmmer Hengoed CF82 7RZ	Erect a rear flat roof kitchen and living area extension with internal alterations to the ground floor level to provide an accessible shower room, side porch extension to provide new entrance and extend into the loft space to provide bedrooms and bathrooms contained within a flat roof dormer to the rear and roof lights added to the front 13 Lon Fawr Caerphilly CF83 1DA

**APPLICATION TYPE:** Full Application

#### SITE AND DEVELOPMENT

Location: 13 Lon Fawr, Caerphilly, CF83 1DA.

House type: Semi-detached bungalow located to the western side of Lon Fawr, a residential street within the Bondfield Park housing development in Caerphilly. To the south is the attached neighbouring bungalow (11 Lon Fawr), north is the neighbouring bungalow (15 Lon Fawr). To the west is the rear amenity area of a detached property (40 Lon-Y-Llyn) in the neighbouring street. To the east is Lon Fawr road with detached bungalows (12 and 14 Lon Fawr) beyond.

Development: Erect a rear flat roof kitchen and living area extension with internal alterations to the ground floor level to provide an accessible shower room, and a side porch extension to provide new entrance. It is also proposed to extend into the loft space to provide bedrooms and bathrooms contained within a flat roof dormer to the rear, and roof lights added to the front.

#### Dimensions:

Single Storey rear extension: 6.8m wide by 2.9m deep with a height of 3m (excluding a glazed lantern which projects 0.5m higher).

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Proposed Porch: 1.6m wide by 2.9m deep with a height of 3.6m.

Proposed Dormer Window: 5.6m wide by 4.5m deep with a height of 2.8m.

Materials:

Existing Bungalow: Walls: Brick and render. Roof: Concrete Interlocking Tiles.

Rear Single storey extension: Render Walls.

Porch: Walls: Rendered. Roof: To match existing dwelling.

Dormer: Walls: Timber or tile cladding to dormer face and cheeks. Roof: Glass reinforced plastic or similar.

Ancillary development, e.g. parking: Insertion of a bathroom window in the apex of the bungalow. Additional parking space in front amenity area.

PLANNING HISTORY 2005 TO PRESENT

None.

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), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), 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? No.

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### 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

Ecologist – No objection.

### ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and six neighbour notification letters were sent.

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.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floor space created is below 100 sq. m.

### ANALYSIS

#### Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance.

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The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area. The application is being reported to Planning Committee as a relative of the applicant is employed by the Council.

The main elements of the development are a proposed single storey flat roof extension (to enlarge the existing kitchen and lounge areas) and a dormer window (to facilitate a loft conversion providing two bedrooms) are to be located on the rear elevation of the application property and as such will not be significantly visible within the street scene. A small single storey pitched roof side extension is also proposed to provide an entrance porch and will be located on the northern side elevation of the bungalow and three roof lights are to be inserted in the principal roof slope facing Lon Fawr road. An obscurely glazed window is proposed to be inserted into the existing apex area of the bungalow to serve a new bathroom. The visual impact of the development is acceptable within the existing street scene according with adopted Local Development Plan Policy SP6 (Placemaking) and Supplementary Planning Guidance note LDP7 (Householder Development).

The impact of the proposed development on the existing levels of amenity enjoyed by surrounding neighbours has been considered. The adjoining attached bungalow (11 Lon Fawr) has a rear conservatory close to the boundary with its northern side elevation facing the application property. The existing side boundary with number 11 Lon Fawr where the new rear single storey extension is proposed to be located is presently comprised partially of a brick wall (circa 1.8m high) and beyond that a lower chain link fence forms the boundary with a portion of the neighbour's conservatory (which has opaque upvc panels) facing the application site. The proposed single storey rear extension would be higher than the eaves height of the conservatory of number 11 Lon Fawr which has a polycarbonate roof; however, the proposed rear extension is not considered to have such an impact on light to the existing conservatory to warrant refusal of the application on this basis. The proposed rear dormer window is of a substantial size but is lower than the bungalow's ridge height and is stepped in from the side walls of the proposed rear single storey extension.

Number 11 Lon Fawr has two pitched roof rear dormer windows which the proposed dormer window would project beyond. The impact on light and outlook to these dormer windows on number 11 Lon Fawr from the proposed dormer window is considered to be acceptable. It is also noted that Permitted Development rights would provide a fall back position to the applicant to construct a dormer window which though slightly shorter in length would still impact on the existing dormer windows on the adjacent property.

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The proposed development is considered to have an acceptable impact on the existing levels of amenity enjoyed by other surrounding properties. Number 15 Lon Fawr to the north has its driveway closest to the boundary with the application site providing a buffer to the development. Number 40 Lon-Y-Llyn has the closest part of its rear amenity area around 20 metres from the development and windows on the main dwelling will be over 30 metres away and as such no unacceptable overlooking will occur. The development will also have an acceptable impact on the amenities of properties on the eastern side of Lon Fawr. It is considered that the proposed development would accord with adopted Local Development Plan Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity of all surrounding residential properties.

The proposed side extension would prevent vehicular access to the existing garage and shorten the length of the existing driveway. The bungalow is currently a two bedroom property and the internal works proposed would create an en-suite at ground floor level from one of these existing bedrooms. The proposed loft conversion would provide two new bedrooms making the resultant property a three bedroom dwelling. The remaining driveway would accommodate two cars and a new portion to the side is shown on the proposed block plan to provide an additional car parking space within the front amenity area, resulting in three car parking spaces in total. This proposed level of parking provision would accord with adopted Parking Guidelines and Policy CW3 (Highways) and a planning condition is proposed to require this parking to be provided prior to the occupation of the development. The application property would retain sufficient amenity space following the development.

Comments from Consultees: None.

Comments from public: None.

Other material considerations:

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.

The proposed development would have an acceptable impact on the character of the area and upon neighbour amenity and is recommended for approval accordingly.

**RECOMMENDATION that Permission be GRANTED**

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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, drawing reference PL-100, received 30.07.18;
  - Proposed Site Plan, drawing reference PL-300 revision A, received 30.07.18;
  - Proposed Floor Plans, drawing reference PL-301 revision A, received 30.07.18;
  - Proposed Elevations, drawing reference PL-302 revision A, received 30.07.18.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.
- 04) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 05) 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) the first floor bathroom window facing north-west shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.  
REASON: In the interests of residential amenity.

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

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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, CW3.

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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