

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0865/RET 19.10.2018	Mr D Bethell 66 Bluebell View Llanbradach Caerphilly CF83 3GU	Retain sun room 66 Bluebell View Llanbradach Caerphilly CF83 3GU

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at 66 Bluebell View.

House type: The application property is a semi-detached dwelling with a link attached garage to the side. The dwelling is finished in brickwork with a tiled roof. A small lean-to canopy has been erected to the rear of the dwelling which has now been infilled to create a sun room. The original consent for this housing site included a condition that removed permitted development rights for extensions to certain dwellings including the application property.

Development: This application seeks full planning consent for the retention of the canopy structure as built. It is reported to Planning Committee because the applicant is an employee of the Council.

Dimensions: The structure measures 3m wide by 2.25m long by 2.8m high.

Materials: Brickwork and timber cladding with a polycarbonate roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

P/04/0873 - Erect residential development with ancillary roads, footpaths, landscaping and drainage - Granted 24.03.06.

P/06/0695 - Erect residential development consisting of seventy nine houses and one bungalow - Granted 17.08.06.

POLICY

Local Development Plan: Within settlement limits.

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Application No. 18/0865/RET Continued

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for Householder Development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for Householder Development gives advice on extensions and conservatories.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

None.

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Application No. 18/0865/RET Continued

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: At the time of writing this report no objections had been received. Any objections received will be reported to Members at Committee.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The purpose of the condition attached to the original consent for this housing estate was to enable the Local Planning Authority to ensure that future extensions do not have a detrimental impact on the privacy or amenity of neighbouring dwellings. In that regard and in that planning consent would not normally be required for the proposal these are the main points to consider in the determination of this application.

With regard to privacy it should be noted that the applicants attached garage is to the south of the structure and there is a 1.8m high close boarded fence to the north of the structure. The property to the east has a blank elevation facing the application property and as such it is not considered that there would be any loss of privacy as a result of this development.

With regard to amenity it should be noted that the structure is only 2.8m high at its highest point and that it is set in approximately 1m from the common boundary with the attached dwelling. In that regard it is not considered that the structure would have an overbearing impact on that dwelling and it is too far away from the other adjacent dwellings to have any detrimental impact.

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Application No. 18/0865/RET Continued

Comments from Consultees: None.

Comments from public: None received at the time of writing this report.

Other material considerations: None.

In conclusion it is considered that the application is acceptable in planning terms.

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

