

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0287/FULL 10.05.2019	Mr Rahmani Firbeck Royal Oak Machen Caerphilly CF83 8SN	Erect first floor extension and remodel existing property Firbeck Royal Oak Machen Caerphilly CF83 8SN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Firbeck, Royal Oak, Machen, Caerphilly, CF83 8SN

Site Description: The application property is a detached dwelling located above and to the eastern side of the street known as Royal Oak. To the north-west lies the former Royal Oak Public House, to the south-east is a dormer bungalow (Oaklea), to the north-east is a detached bungalow (Lynroy) and to the west of Royal Oak are a row of detached residential properties including Bryn Deri and Fairfields. The general topography rises from south-west to north-east and the rear garden of the application property steps up behind the rear building line.

Development: Erect first floor extension and remodel existing property.

Dimensions:

The footprint of the existing dwelling is broadly 'L' shaped having a maximum width of 15.3m and maximum depth of 11.5m. The alterations would result in a dwelling measuring approximately 14.5m wide by 11m deep excluding a proposed new rear terrace area. The terrace area would measure approximately 3.6m by 6m and would provide access from the proposed first floor living room onto the rear garden area. The decked area would be raised above the existing garden level and this varies between approximately 0.7m and 1.5m except where the existing land steps down to the existing finished floor level where it would be approximately 2.5m higher.

The development would increase the ridge height from the existing height of 4.2m to approximately 6m.

Cont'd

Application 19/0287/FULL Cont'd

Materials:

Existing: Walls: Spar render and brick Roof: Concrete Tile.

Proposed: Walls will be finished in natural wood cladding with areas of white render and feature stone slip accent panels. Roof: Flat roof finished in Single ply or similar material in a slate grey colour.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

16/0988/FULL - Renovate existing property together with the construction of a two-storey stepped extension to address the existing site - Granted 23.01.17.

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 10th Edition (December 2018), 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.

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.

Cont'd

Application 19/0287/FULL Cont'd

CONSULTATION

Senior Engineer - (Land Drainage) - No objection, request drainage condition be attached to any permission.

Ecologist - No evidence of the presence of roosting bats has been found during the 2016 and 2019 bat surveys completed at site. It is thought unlikely that bats are currently roosting within the building. No further bat activity surveys are recommended at this time. Whilst it is thought unlikely that bats are roosting within the building present in the site boundary, a precautionary approach to construction work will be adopted. In the unlikely event that the contractor encounters any bats during any works, then the work will stop and the bat worker summoned or Natural Resources Wales will be contacted.

However, due to the nature of the proposed works and the fact that the building has a few potential access points, a precautionary approach should be taken and the following bat and bird advisory notes should be attached to any permission.

ADVERTISEMENT

Extent of advertisement:

The application was advertised via 8 neighbour notification letters. Following the receipt of revised plans a reconsultation was carried out.

Response:

One response was received relating to the initial consultation exercise. At the time of writing this report the publicity period for the reconsultation had yet to expire. Members will be verbally updated at Committee in respect of any further representations received following the completion of this report.

Summary of observations:

- Concern in respect of the height of the resultant dwelling
- Loss of View
- Devaluation

Cont'd

Application 19/0287/FULL Cont'd

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 application site is within the higher viability area attracting a CIL charge of £40/sqm (excluding indexation). As it is proposed to create less than 100 square metres of additional internal floor space the proposal is CIL exempt.

ANALYSIS

Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. 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 the agent's spouse is employed by the Council.

The existing dwelling is a bungalow with an 'L shaped footprint', located at an elevated level to the north-east of the street known as Royal Oak. The proposed development would remodel the property adding a first floor and extensively renovating the property. It would be transformed in appearance from the existing 1960's bungalow to a modern flat roof property with external finishes including wood cladding and shutters, render and stone. The agent has confirmed that over half of the existing walls of the property would be retained and as such it is considered that it would be an extensive renovation and extension of the property rather than a new dwelling. The principal of development is considered acceptable with the application property being located within the Settlement Boundary as outlined under adopted Local Development Plan Policy SP5 which defines the area within which development would normally be allowed, taking into account material planning considerations.

Cont'd

Application 19/0287/FULL Cont'd

In terms of the visual impact of the proposed development on the street scene and the character of the area it is noted that there is significant variation in property styles and ridge lines within the street with The Royal Oak, a large former public house building, to the north-west, and a dormer bungalow (Oaklea) to the south-east which has a higher ridge line than the application dwelling. On the opposite side of Royal Oak, due to the natural topography, dwellings are located at a lower level, include a mixture of bungalows and two storey dwellings and different house types are present along the row. It is therefore considered that there is no strong character to property styles within the area. In this context and noting that the resultant dwelling height would not exceed the height of the adjacent property it is considered that there would not be any unacceptable visual impact on the character of the area resulting from the development. The development would accord with Policy SP6 (Place Making).

It is considered that the proposed development is acceptable in its impact on the adjacent properties which include a bungalow to the north-east (Lynroy), Oaklea to the south east and the former Royal Oak to the north-west. Lynroy and Oaklea have side elevations facing the application site and whilst both properties have fenestration including gable end windows facing the application site it is not considered that the impact on privacy, light or outlook for either of these properties would be so severe as to warrant refusal on this basis. A proposed terrace area which provides access from the first floor living room to the rear garden area (which is located at a higher level than the property) is acceptable subject to a portion of screen fencing being erected to the boundary with Oaklea. The Royal Oak is presently vacant but was formerly granted permission as a public house with letting rooms and there would be no unacceptable impact on those uses. The impact on the residential properties on the south-east side of Royal Oak is acceptable and the development is considered to have an acceptable impact on existing levels of amenity for all surrounding residential properties including those in the former public house. It is considered that the development accords with adopted Local Development Plan policy CW2 (Amenity).

The property has an existing parking area at the frontage to Royal Oak which remains unaltered by the development. The property would remain a three bedroom property following the redevelopment and therefore would not require additional parking under adopted Parking guidelines. The development accords with development plan policy CW3 (Highways).

The development is considered acceptable and is recommended for approval accordingly.

Cont'd

Application 19/0287/FULL Cont'd

Comments from Consultees:

The Council's Ecologist requested an updated bat survey which was subsequently submitted by the applicant. The Ecologist has reviewed the submitted Bat Survey and no evidence of the presence of bats was found during the internal or external scoping survey of the building. The Council's Ecologist has offered no objection to the development but has provided ecological enhancement and advisory notes which will be attached to any permission granted.

Comments from public:

- Concern in respect of the height of the resultant dwelling

The existing dwelling is a bungalow and therefore there will be an increase in ridge height to provide the first floor accommodation. However the resultant dwelling's height at 6.1m will still be lower than the ridge height of the residential property to the south-east (Oaklea) and the property to the north-east (Lynroy). It is not considered that the additional massing will have an overbearing effect on any surrounding residential property or their curtilage.

- Loss of View

The loss of view is not a material planning consideration and the development will have an acceptable impact on light, outlook and privacy of all surrounding residential properties.

- Devaluation

This is not a material planning consideration.

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.

Cont'd

Application 19/0287/FULL Cont'd

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, drawing reference AI.00.LOC revision A, received 05.06.19;
Proposed Floor Plans and Elevations, drawing reference AL.00.101 revision E, received 05.06.19;
Proposed Site Section and Elevations, drawing reference AL.00.102 revision C, received 31.05.19;
Proposed Terrace and Garden Sections, drawing reference AL.00.103, received 05.06.19.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new extension at Firbeck, Royal Oak, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).

Cont'd

Application 19/0287/FULL Cont'd

- 05) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new extension at Firbeck, Royal Oak, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
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 (2018) and Tan 5 Nature Conservation and Planning (2009).
- 06) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Prior to the construction of the terrace hereby approved details of the external finishes shall be submitted for the written approval of the Local Planning Authority. The terrace shall be completed in accordance with the approved details.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Prior to the terrace hereby approved being brought into beneficial use the new screen fence as detailed on drawing reference AL.00.103 shall be erected and retained (or replaced in kind) thereafter for the lifetime of the development.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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.

Cont'd

Application 19/0287/FULL Cont'd

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 find attached the comments of The Council's Land Drainage Officer that are brought to the applicant's attention.

