

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0453/FULL 04.06.2019	Mr & Mrs Ackerman Grove Lodge High Street Blackwood NP12 1BE	Erect a dormer loft conversion to the rear elevation, existing attic rooms and staircase application for the use as habitable rooms Grove Lodge High Street Blackwood NP12 1BE

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Grove Lodge, High Street, Blackwood, NP12 1BE.

Site Description: The application property is a detached bungalow with attached annex located to the west of High Street in Blackwood. To the west of the application property is the neighbouring detached property (The Dorics), to the north of the site is a tree line and beyond that located at a higher level is number 8 Parklands a detached building housing two apartments. To the south is the access road with a business use (Gibbon Equipment Hire) located beyond. To the east is High Street (B4251).

Development: Loft Conversion including provision of dormer window to the rear roof slope.

### Dimensions:

The proposed dormer window will measure approximately 16m in length by 3.7m in depth with an overall height of 2.5m.

Materials: The existing Bungalow is finished in face brickwork walls and concrete interlocking roof tiles. The proposed dormer window will be clad in a grey fibre cement weatherboarding with the dormer roof in a rubber membrane.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 19/0453/FULL Continued

## 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.

## COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a High risk area but as the development is Householder Development on the Coal Authority's Exemptions List no Coal Mining Risk Assessment is required and 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 neighbour notification letters.

Response: No responses were received relative to the consultation exercise.

Summary of observations: None.

Cont....

Application No. 19/0453/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?

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 floorspace created is below 100sqm.

### 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.

This application is being reported to Planning Committee as one of the applicants is employed by the Local Authority.

The proposed dormer window would be located on the rear roof slope of the bungalow. It would be substantial in length at 16m long and its flat roof design does not accord with the design advice contained within Supplementary Planning Guidance note LDP7 (Householder Development). In considering the visual impact of the proposed development, regard has been had to the site specific context including the property's location and the existing screening present. This application property is accessed from a private road and is located in excess of 30 metres from High Street set behind tree screening. The application property is not therefore prominently visible from the main road and the proposed dormer located on the rear roof slope would have no significant visual impact on the character of the area.

Cont....

Application No. 19/0453/FULL Continued

The views from the proposed windows contained within the dormer will be northwards and a significant row of trees are located adjacent to the application site providing a good degree of screening. In this context the proposed dormer window will not be significantly visible in the locality and this heavily mitigates the visual impact of the dormer with only the sides of the dormer being visible from outside the immediate confines of application site. It is considered that the position of the application dwelling and existing tree screening limit the visual impact of the development and it would have an acceptable impact on the character of the area according with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. The primary view from fenestration in the proposed dormer window would be to the rear northern boundary which as discussed has substantial tree screening present. The properties on Parklands road to the north are at a substantially higher level than the application site and there would be no unacceptable overlooking introduced by the development given the level difference and existing vegetation. The adjacent property to the west (The Dorics) would not be unacceptably impacted noting that no fenestration would directly overlook their property and other parts of the application dwelling are closer to their boundary than the proposed dormer. No other residential property would be materially impacted by the development. The development accords with adopted Local Development Plan Policy CW2 (Amenity).

The development would not alter the existing parking arrangements for the application property and the alterations would not require additional parking provision under the adopted Parking Guidelines. The development accords with Policy CW3 (Highways). The 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 visual impact and would not have any unacceptable impact on neighbour amenity. It is recommended for approval accordingly.

Cont....

Application No. 19/0453/FULL Continued

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 23.05.19;
  - Block Plan, received 23.05.19;
  - Proposed Elevations, drawing reference GL-P/01, received 23.05.19;
  - Proposed Floorplans, drawing reference GL-P/02, received 23.05.19;
  - Existing and Proposed Roof Plans, drawing reference GL-R/01, received 23.05.19.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.  
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](http://www.gov.uk/government/organisations/the-coal-authority).

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.

Cont....

Application No. 19/0453/FULL Continued

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.

---

