

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0529/RET 01.08.2014	Mr M Brown Luton House Aeron Place Gilfach Bargoed CF81 8JA	Retain decking Luton House Aeron Place Gilfach Bargoed CF81 8JA

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated on the eastern side of Aeron Place.

House type: The application property is a mid terraced dwelling with an existing two storey annexe to the rear and a terraced rear garden that steps down from the rear of the house. The rear annexe is two thirds of the width of the dwelling such that there is a small yard area between the annexe and the annexe to the rear of the adjacent dwelling. The small yard area is at ground floor level up to the rear of the annexe and then it steps down to the first garden level, which is 1m lower.

Development: The application seeks full planning consent for the retention of decking in the rear garden of the property. The yard area to the side of the annexe has been covered with decking and new steps have been created down to the garden level. The remainder of the garden has then also been covered in decking with a small artificial grass area on the middle garden level. The application is reported to Committee because the applicant is related to an Officer of the Council.

Materials: Timber.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

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POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) 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 8 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on raised decks and balconies.

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) 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.

CONSULTATION

None.

ADVERTISEMENT

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

Response: None.

Summary of observations: None.

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Application No. 14/0529/RET - 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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed decking is considered to be acceptable from a design perspective and there would be no overbearing impact on the amenity of the neighbouring dwellings. As such the main point to consider in the determination of this application is whether the decking would have an impact on the privacy of the neighbouring dwelling.

In that regard it should be noted that the decking the subject of this application has been altered from that which was the subject of complaints received by the Council. The result is that the most elevated part of the deck next to the annexe is now only marginally above the former yard area and therefore it is not felt that there is any marked increase in overlooking in this area, over and above that which was evident previously. With regard to the remainder of the garden it is felt that the newly erected close boarded fence on the boundary provides an effective means of screening the adjacent garden without having a detrimental impact on the amenity of that dwelling.

In conclusion it is not considered that the decking has a detrimental impact on the privacy of the neighbouring dwelling and as such it is acceptable in planning terms.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED
