

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0558/FULL 18.08.2014	Mr & Mrs Hobden 24 Highland Crescent Springfield Pontllanfraith Blackwood NP12 2NE	Erect conservatory to rear and entrance porch to front of property 24 Highland Crescent Springfield Pontllanfraith Blackwood NP12 2NE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Highland Crescent, Springfield, Pontllanfraith.

House type: Two storey semi-detached property.

Development: Front porch and rear conservatory.

Dimensions: The proposed porch measures 3.0 metres in width, 2.2 metres in depth, with a height of 2.5 metres to eaves level and 3.8 metres to apex ridge level.

The proposed conservatory measures 3.9 metres in width, 4.0 metres in depth, with a height of 3.5 metres to ridge level.

The application is reported to Planning Committee because the agent is related to an Officer of the Council.

Materials: Porch - Painted render and roof tiles.
Conservatory - UPVC

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY

No previous planning history.

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POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Any coal mining issues will be controlled by way of the building regulations.

CONSULTATION

Dwr Cymru - Provide advice to the developer.

ADVERTISEMENT

Extent of advertisement: Six neighbouring properties were consulted and a site notice was displayed near the application site.

Response: None.

Summary of observations: Not applicable.

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? Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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Is this development Community Infrastructure Levy liable? Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

ANALYSIS

Policies: It is considered that the proposed front porch development has been well designed in terms of its setting, scale and materials, and will integrate with the host dwelling. The development will have no impact on the amenity of neighbouring properties by way of any overbearing or overshadowing impact, and there will be no loss of privacy as a result of the development. Therefore this element of the proposal is considered acceptable in planning terms.

It is also considered that the proposed conservatory is acceptable in terms of its setting, scale and design, and will not have an overbearing or overshadowing impact on neighbouring properties. Given the relatively low boundary treatment between the application property and the neighbouring property to the east, i.e. No. 26 Highland Crescent, a condition will be attached to the permission requiring obscure glazing in the east facing elevation of the proposed conservatory to protect the privacy of the neighbouring property.

Comments from consultees: Dwr Cymru/Welsh Water provides advice to the developer.

Comments from public: None.

Other material considerations: None.

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 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.

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- 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) the conservatory window facing east 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)

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

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: Policy CW2.
