

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0681/FULL 15.10.2014	Mr & Mrs Williams 37 Pen-Y-Waun Road Trinant Newport NP11 3JR	Erect single-storey extensions to the front and rear of the property 37 Pen-Y-Waun Road Trinant Newport NP11 3JR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: This house is on the west side of Pen-Y-Waun Road, close to its junction with Prince Andrew Road.

House type: This is a semi-detached house finished in brick and concrete tile, with a garden to the front and rear.

Development: It is proposed to erect a single-storey front extension to provide a lounge and hall extension. It is also proposed to erect a single-storey rear extension to provide a kitchen, bedroom and en suite. This application is reported to Planning Committee because the agent is related to an officer of the Council.

Dimensions: The front extension would be 5.9m wide, 1.9m deep, with a mono-pitch roof a maximum of 3.2m in height. The rear extension would be 5.9m wide and 4.1m deep, with a pitched roof 3.7m high at its apex.

Materials: Both extensions would be finished in brickwork and concrete tile.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement limits.

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Policies: Policy CW2 (Amenity) and the advice contained in LDP7 Householder Development.

NATIONAL POLICY Planning Policy Wales (2014) and TAN 12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a householder development and this matter will be addressed through the Building Control process.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: Eight neighbouring properties have been consulted.

Response: None at the time of report preparation. The consultation period expires on 11 November.

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.

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ANALYSIS

The adopted guidance in LDP7 Householder Development states the following:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4m, whilst two-storey extensions in the same circumstances should be no longer than 2 metres."

"A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room."

"Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

The proposed front extension will be next to the attached neighbour's living room window, but at 1.9m in depth it will not have a significant impact on that window. Also, the front garden is relatively long, a minimum of 10m, the building line in the street is stepped, and so the extension will not have an adverse impact on the street scene.

The rear extension at 4.1m in length will be slightly deeper than set out in the guidance above, but that will not have a significant adverse impact on the neighbour's rear windows. The adjoining properties to the south are a sufficient distance from the proposal for there not be an adverse impact on their amenity even though they are at a lower level, but a kitchen window that faces them should be obscure glazed, which can be secured by condition.

The recommendation is approval, but the decision notice should not be released until the neighbour consultation period has expired. The application has been reported to Committee in advance of that period finishing to ensure that it is determined within the statutory period of eight weeks.

Comments from consultees: None.

Comments from public: None at the time of report preparation.

Other material considerations: None.

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Application No. 14/0681/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 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.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing number 2 received by the Local Planning Authority on 15 October 2014 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 04) 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 kitchen window facing south 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)

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.
