

## PLANNING COMMITTEE – 8TH OCTOBER 2014

**SUBJECT: SITE VISIT - CODE NO.14/0152/FULL - 14 BRYNEHULOG ROAD, NEWBRIDGE, NP11 4RG.**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER**

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PRESENT:

Councillor D.G. Carter – Chair  
Councillor W.H. David - Vice Chair

Councillors Ms L. Ackerman, H. Davies, G. Johnston and A. Lewis.

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, N. George, Mrs J. Summers and Mr J. Rogers (Principal Solicitor)
2. The Planning Committee deferred consideration of this application on 10th September 2014 for a site visit. Members and Officers met on site on Wednesday, 24th September 2014.
3. Details of the application to erect a detached four bedroom dwelling, drop kerb to front for vehicle access and provide retaining wall to rear to level garden, incorporating the removal of the front privet hedge at 14 Brynheulog Road, Newbridge, Newport, NP11 4RG were noted.
4. Those present viewed the site from the curtilage of 14 Brynheulog Road and from the garden of Shangri-la bungalow and examined the amended plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the dimensions of the proposed development and its position and approximate height in comparison with the adjacent dwellings was discussed at length. The Officer confirmed that the amended plans included a lower ridge level and lesser roof mass in order to mitigate the impact of the development on the neighbouring property (Shangri-la). Whilst the proposed dwelling might cast a shadow during the evening hours of the summer months this would be limited to part of the rear curtilage of the Shangri-la property and would not affect any of its habitable rooms. The proposed balcony would include privacy screens on either edge maintaining existing privacy levels and would be ensued by condition.

It was noted that the development would have the appearance of a dormer bungalow to its front elevation level to the highway and 2<sup>1</sup>/<sub>2</sub> storeys on its rear elevation including a basement level. The design being in-keeping with the topography of the land and the required highway access from Brynheulog Road. Members were advised that privacy distances between habitable window to habitable window was 21m and it was between 1-3m from the boundary fence with Shangri-la, due to the angled nature of the boundary and as such was acceptable in planning terms.

6. The Local Ward Member raised concerns in relation to the length of the property and the position of the balcony, which he considered would have an overbearing impact on the

neighbouring property, causing a loss of light and privacy. The Officer reiterated that there were no windows facing the proposed development and any overshadowing would be limited to a portion of the rear curtilage of that property. In terms of the window placement on the proposed dwelling these would be conditioned so that only obscure glass could be used on the windows facing south onto Shangri-la. The Member was concerned that the bathroom and backdoor of the neighbouring dwelling were at the rear of property and would be affected by the loss of light. The Officer confirmed that these would not be classed as habitable rooms.

7. The height difference between the proposed development and Shangri-la was discussed at length and the Officer agreed to clarify the measurements and provide the information at Planning Committee in order to afford Members a better perspective of its size and any possible overshadowing effect. Members noted that this portion of the rear garden of Shangri-la property was already overshadowed by a line of trees.
8. Members welcomed the condition in relation to obscure glass and to further improve privacy levels between the two properties requested that an additional condition in relation to the opening method of those windows be considered. The Officer confirmed that this would be suitable for condition and would provide further information at Planning Committee.
9. Officers confirmed that following advertisement to 11 neighbouring properties and a site notice being posted, 8 neighbouring properties raised objections. Details of the objections are within the Officer's report.
10. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
11. A copy of the report submitted to the Planning Committee on 10th September 2014 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	C. Boardman	Senior Planning
	M. Noakes	Senior Engineer (Highway Development Control)
	R. Crane	Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 10th September 2014