

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0131/FULL 15.02.2018	Mr M Goldsmith 16 Cwmtorlais Road Newbridge Newport NP11 4LY	Erect single storey extension to front of property 16 Cwmtorlais Road Newbridge Newport NP11 4LY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Cwmtorlais Road, Newbridge. The property is set back from the nearest neighbour, which is two storey.

House type: A detached bungalow.

Development: The erection of a single storey front extension.

Dimensions: The proposed extension measures 5.6m long by 4.6m wide. The height to the eaves is 2.4m and 3.9m to the ridge.

Materials: To match the existing dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021, Adopted November 2010.

Site Allocation: The site is within the settlement boundary of Newbridge.

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Policies: Policy CW2 (Amenity) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

Policy CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land; the proposal would not lead to overdevelopment; and that the development would be compatible with the surrounding land uses.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (2016).

Paragraph 4.11.9 of Planning Policy Wales 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."

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? The site lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

Ecologist - No objection. Advisories should be provided if the application is deemed suitable for approval.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and letters to the adjoining 4 properties.

Response: No response received.

Summary of observations: None.

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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 issues in the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

ANALYSIS

Policies: This application is presented to Committee because the applicant's agent is related to a Council officer.

This application has been considered in accordance with Local Plan policies and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable in its design, size and whether the proposal would have a negative impact on the adjacent dwelling, namely No. 15 Cwmtorlais Road.

This proposal is a revised scheme submitted upon request of the Planning Officer to the agent and applicant to reduce the length of the extension as it projected out into the highway. The initial proposal included a bedroom and a store room, however the agent was advised that a smaller development (which would see the removal of the store room) would be more acceptable. In addition, the agent was advised to include fenestration to the front of the extension to retain an element of fenestration to reflect the original design in accordance with the design criteria. This analysis will therefore assess the revised scheme.

In terms of design, the materials proposed match the existing dwelling house, and the pitch of the roof is also subservient so these elements are deemed acceptable. However, no fenestration fronting onto the main road is proposed. The applicant's purpose in not including a window and keeping the elevation blank is because it would be so close to the road it would not be very private. (A window is included in the side elevation) Policy CW2 (Amenity) is supplemented by LDP7: Householder Development. Guidance note 1 states that "extensions and alterations should be designed to complement the character of your property and street or area.

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To achieve this you need to understand the character of your property and area... [such as] the shape and design of openings, and symmetry of openings'. Furthermore, guidance note 2 states that 'front extensions will only be allowed where the context is appropriate e.g. if your house is set in large grounds or there are already such extensions in the street' and that 'the architectural style of your extension should be similar to your existing house with similar windows'. It is acknowledged that there are many of different dwelling styles in the area, and as such the introduction of a front extension with no fenestration would not be overly out of place in this street scene. Furthermore, the resulting extension is still relatively in context with the host dwelling. The lack of fenestration is therefore not deemed to be sufficient to justify refusal of the application and this element of the scheme is considered to accord with policy CW2 (Amenity).

In terms of the size of the proposed extension, the development projects out by 5.6m from the front of the property. Whilst this is slightly smaller than the original proposal, the loss of the store room has resulted in the increase of the bedroom. With this projection, there would be approximately 30cm gap between the western side of the proposed development closest to the main door which conflicts with the plans that indicate a gap of 1.0m. Given the orientation of the properties and as discussed above, the variety of styles in the existing street scene, the size of the extension is proposed is deemed acceptable. This is considered in accordance with policy CW2 (Amenity).

Finally, an assessment of the impact on No. 15 needs to be taken into account. The extension will be very close to a small side window on the ground floor elevation. However, as this is for a landing/hallway and not a habitable room, the proposed impact would be minimal and as such, this element accords with policy CW2 (Amenity). In addition the window is very close to the application boundary where it would be possible to erect a 2 metre high fence under permitted development rights.

In summary, whilst the design of the scheme is not strictly in accordance with the host dwelling in terms of fenestration, the resulting effect of the scheme is not sufficient to justify a refusal, when considering all other aspects of the development are considered acceptable.

Because the extension is close to a boundary a permitted development condition restricting any additional openings is required to prevent overlooking and loss of privacy.

This application is recommended for approval.

Comments from consultees: No objection.

Comments from public: None.

Other material considerations: None.

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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.

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:
 - Drawing No. 2 titled 'As Proposed' received 01/03/2018; and
 - Drawing titled 'Proposed Side Elevation' (west) received 14/02/2018 with exception of the length of the extension projection from the principle elevation which shall not exceed the length as shown in the above drawing.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority and because the west side elevation is shown longer than the drawing titled 'Proposed Side Elevation' (west) received 14/02/2018 is longer than length of the extension as indicated in drawing No. 2 titled 'As Proposed' received 01/03/2018 .
- 03) 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.
- 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, 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.

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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: CW2.

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.

