

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0635/FULL 22.07.2019	Mr G Jenkins 16 High Street Pentwyn-mawr Newport NP11 4HG	Demolish existing single storey conservatory and construct a single storey extension on the same footprint 16 High Street Pentwyn-mawr Newport NP11 4HG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the northern side of High Street, Pentwyn-mawr.

House type: Two storey semi-detached property.

Development: Planning permission is sought to demolish the existing conservatory to the rear of the property and construct a single storey extension on the same footprint.

Dimensions: The extension measures 4.8 metres in width by 3.5 metres in depth, then tapers in equally at both sides for a further 1.5 metres (5.0 metres overall) to reach 1.8 metres in width.

The application is reported to Planning Committee because the applicant is an employee of this Council.

Materials: Render, grp roof together with white upvc windows and doors.

Ancillary development, e.g. parking: Two roof lanterns measuring 1.2 metres square and 0.7 metres high.

PLANNING HISTORY 2005 TO PRESENT

None.

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Application No: 19/0635/FULL Cont'd

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints) and advice contained within the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017).

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018) and Technical Advice Note 12: Design (March 2016).

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 application site is located within an area of low risk, should any issues arise, this will be dealt with through the building regulations approval process.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance, however one neighbour was notified by letter.

Response: No comments received at the time of writing the report.

Summary of observations: Not Applicable.

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Application No: 19/0635/FULL Cont'd

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?

There are no specific crime and disorder implications material to 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 the development is not CIL liable as the proposal intends to create less than 100 square metres of additional floor space.

ANALYSIS

Policies: The application has been considered in accordance with national policy and guidance, local plan policies and supplementary planning guidance. The proposed extension is considered to be acceptable in terms of its design and materials. Therefore the main issue in the determination of this planning application is whether the proposed development would have any adverse impacts in terms of overbearing or overlooking on the adjoining property.

In that regard, Policy CW2 of the Caerphilly County Borough Local Development Plan considers Amenity.

In that the proposal intends to replace an existing conservatory with a more substantial structure on the same footprint as the existing conservatory, it is not considered that the impact will be any different to the existing situation. On this basis, it is not considered that there would be any undue overbearing impact or loss of privacy to the adjoining neighbour as a result of the proposal.

Subject to a condition to ensure the external finishes of the extension match the host dwelling, the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - adopted November 2010.

Cont'd

Application No: 19/0635/FULL Cont'd

Comments from consultees: None.

Comments from public: No comments were received at the time of writing the report.

Other material considerations: None.

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:
Site Location Plan received on 22.07.2019; and
Dwg No.19.2580-002 Proposed Plans and Elevations on 22.07.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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.

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Application No: 19/0635/FULL Cont'd

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

