



PLANNING COMMITTEE - 10TH DECEMBER 2014

SUBJECT: SITE VISIT - CODE NO. 14/0681/FULL - ERECT SINGLE-STOREY EXTENSIONS TO THE FRONT AND REAR OF THE PROPERTY, 37 PEN-Y-WAUN ROAD, TRINANT, NEWPORT, NP11 3JR

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

PRESENT:

Councillor D.G. Carter - Chair

Councillors H.R. Davies, L. Gardiner, N. George, A. Lewis and Mrs J. Summers.

1. Apologies for absence were received from Councillors J. Bevan, W. David and Mrs G. Oliver. Having previously declared an interest as the applicant is know to him, Councillor K. Lloyd did not attend the site visit.
3. The Planning Committee deferred consideration of this application on 5th November 2014 for a site visit. Members and Officers met on site on Wednesday, 19th November 2014.
4. Details of the application to erect a single-storey extension to the front and rear of the property at 37 Pen-y-Waun Road, Trinant, Newport, NP11 3JR were noted. Those present viewed both the front and back of the property and examined the plans submitted with the application to fully appreciate the proposals.
5. Officers confirmed that following advertisement to 8 neighbouring properties no responses had been received at the time the Officer's report was prepared and presented on 5th November 2014. However, in that the consultation period did not expire until 11th November 2014, a letter of objection has subsequently been received expressing concerns that the extension to the front of the property may encroach on the boundary of the neighboring property and affect its current parking provision.
6. In view of the foregoing, Members noted that the proposed front extension would be next to the attached neighbour's living room window. However at a 1.9m depth Officers felt that this would not significantly impact on that window and it was confirmed that the line of the proposed extension appeared to be within the boundary of the applicants property. In relation to the rear extension, it was noted to be a sufficient distance away from the neighbouring property so that there would be no adverse impact on their amenity. In terms of the kitchen extension window that faces onto the adjoining property the Officer confirmed that for privacy reasons obscure glass would be used.
7. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and an objector, the application is considered to be acceptable and Officers recommended that permission be granted.

8. A copy of the report submitted to the Planning Committee on 5th November 2014 is attached. Members are now invited to determine the application.

Author: H. Morgan Senior Committee Services Officer
Consultees: T. Stephens Development Control Manager
J. Rogers Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 5th November 2014