

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0701/RET 22.10.2014	Mrs E Jones 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP	Retain decking 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at the north eastern end of Chepstow Close.

House type: The application property is an end of link dwelling with a two-storey extension to the side. The property is accessed via a footpath that is at a lower level than the house and there is a set of steps to gain access to the front door. There was previously a sloping garden to the front of the dwelling with a mature hedgerow to the front elevation.

Development: The application seeks full planning consent for the retention of decking to the front of the dwelling. The decking projects out from the front of the dwelling and is situated on top of a retaining structure which is hidden behind the hedgerow to the front. The application is reported to Planning Committee because the applicant is an employee of the Council.

Dimensions: The deck has a footprint of 6.5m by 3.9m and it is approximately 1.3m high at its highest point, due to the varying level of the ground.

Materials: Concrete block retaining structure with a timber deck and handrail.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

08/0478/FULL - Erect two-storey extension to side and single-storey kitchen extension to rear - Granted 22.05.08.

12/0579/FULL - Erect first floor bedroom extension over existing kitchen plus a single-storey kitchen/breakfast extension, both to rear of dwelling - Refused 06.12.12.

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13/0211/FULL - Erect two-storey extension to rear of dwelling, breakfast room at ground floor and bedroom at first floor - Granted - 13.06.13.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 8 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on raised decks and balconies.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) 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."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: One letter of objection was received from the owner of the neighbouring dwelling.

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Summary of observations:

1. The deck is out of keeping with the character of the street scene and area.
2. The elevated deck causes a loss of privacy to the neighbouring dwelling.
3. There will be excessive noise from people using the deck.
4. There would be no objection to the deck being erected in the rear garden.

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.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are encompassed in the objections raised. As such they will be considered in turn below: -

1. Whilst raised decks are not a common feature in the front gardens of the properties in this area, the local planning authority has to consider whether the deck proposed has a detrimental impact on the character of the area. In that regard it should be noted that the majority of the deck is screened by the hedge to the front of the site and that a timber fence is to be erected which will screen the side elevation. In that regard it is considered that the deck would not dominate the character of the property and would not have a detrimental impact on the character of the street scene.

2. It is acknowledged that it will be possible to look into the living room window of the adjacent dwelling from the deck. However, this would be at an oblique angle and partly screened by a small hedge. The living room window is also visible from the path accessing the dwellings and from the steps leading to the application property. In that regard it is not felt that any loss of privacy would be sufficient to warrant refusal of the application.

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3. Whilst the deck would make the front garden of the dwelling more usable there would have been nothing preventing increased use of the front garden in any event. It should also be noted that a similar structure could be erected in the rear garden which could

also lead to an increase in outside activity at the property. As such it is not felt that the use of the deck would lead to any undue increase in noise at the property.

4. Whilst a deck could be erected to the rear of the property without needing planning consent, the local planning authority has to consider the development before it. As discussed above the deck is considered to be acceptable in planning terms and therefore it would not be reasonable to require that it be provided to the rear of the dwelling.

Comments from consultees: No objections raised.

Comments from public: Addressed above.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED
