

PREFACE ITEM

APPLICATION NO. 14/0152/FULL

APPLICANT(S) NAME: Mr J Tilley

PROPOSAL: Erect 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

LOCATION: 14 Brynheulog Road Newbridge Newport NP11 4RG

The above planning application for a detached dwelling was deferred at Planning Committee on 14th January 2014 to allow Officers to report the matter back to Committee with suggested reasons for refusal. Members requested the following reasons:

- 01 The proposed dwelling, by virtue of its setting and massing, would be out of keeping with the existing streetscene to the detriment of the visual amenity of the area, contrary to Policy CW2 of the Adopted Caerphilly Local Development Plan up to 2021 – Adopted November 2010.
- 02 The proposed dwelling, by virtue of its setting and massing, would result in an overbearing and overshadowing impact on the neighbouring property known as Shangri-La to the detriment of the residential amenity of the occupiers of Shangri-La. Such an impact is contrary to Policy CW2 of the Adopted Caerphilly Local Development Plan up to 2021 – Adopted November 2010.

In response to these suggested reasons, it remains Officers' opinion that the proposed development is acceptable in planning terms. In relation to the first suggested reason for refusal, i.e. out of keeping with the existing streetscene, Brynheulog Road is characterised by dwellings of various designs and massing. Indeed the proposed dwelling would be bounded to the west and north by existing two storey dwellings, whereas the proposed dwelling would have the appearance of a dormer bungalow. There are numerous other examples of dormer bungalows along Brynheulog Road of similar sizes in terms of the proposed front façade, and as it is the front façade of the proposed dwelling that will sit within the existing streetscene, this is how the proposal should be judged.

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In terms of its siting, the front elevation of the proposed dwelling is set slightly behind the front elevation of No. 14 Brynheulog Road before its proposed integral garage 'steps out' to follow the existing building line of the garage at Shangri-La to the east. Therefore it is considered that the proposed dwelling has been appropriately sited.

In relation of the proposed ridge height, the proposed dwelling is set 1 metre below the existing ridge level of 14 Brynheulog Road thereby attempting to respect the sloping topography of the site. It is acknowledged that the proposed dwelling is significantly higher than Shangri-La, with a difference in ridge levels of 4.6 metres, but as the only acceptable vehicular access to the site in highway safety terms is off Brynheulog Road, the dwelling needs to be at approximately road level to facilitate such access. For these reasons it is not considered that the proposed dwelling is out of keeping with the existing streetscene.

The suggested second reason for refusal is that the proposed dwelling will result in an overbearing and overshadowing impact on the property to the east (Shangri-La). The ground floor habitable room windows of Shangri-La are located beyond the extent of rear extent of the proposed dwelling and therefore there will be no direct overshadowing impact on these neighbouring windows as a result of the development. Furthermore, given the orientation of the properties in relation to the trajectory of the sun, the proposed dwelling will only cast a shadow over the rear curtilage area of Shangri-La during late evening hours of summer months. The existing trees along the boundary, which the applicant proposes to remove as part of the development, have a greater overshadowing impact on Shangri-La at present than the proposed dwelling will have. As these trees are located further south in the site than the proposed dwelling, they cast a shadow over the rear curtilage of Shangri-La earlier on in the day, and for more months of the year. For these reasons, it is considered that the proposed dwelling will not result in an unacceptable overbearing or overshadowing impact on the property to the east.

RECOMMENDATION – That planning permission be GRANTED subject to conditions as indicated on the attached report, but if Members are minded to refuse permission the suggested reasons are set out above.