

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0764/FULL 08.12.2014	Mr & Mrs Pember 23 Bryn Derw Blackwood NP12 1SN	Erect second-storey extension over existing garage 23 Bryn Derw Blackwood NP12 1SN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Bryn Derw, Blackwood.

House type: Two storey detached property.

Development: Two storey side extension.

Dimensions: The proposed extension measures 3.0 metres in width, 8.1 metres in depth and 9.0 metres to ridge level.

Materials: Render and brickwork walls and concrete roof tiles to match existing.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY

2/09709 - Proposed development comprising of residential and commercial development, a recreation area and community hall, and associated access - Granted 26.02.93.

2/11369 - Erection of 34 No. two-storey residential dwellings - Refused 06.01.94.

2/11370 - Erection of 33 No. two-storey residential dwellings- Granted 06.01.94.

P/04/1601 - Erect domestic garage - Granted 06.12.04.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

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Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Development (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

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? No.

CONSULTATION: None.

ADVERTISEMENT

Extent of advertisement: Five neighbours were consulted by way of letter and a site notice was displayed near the application property.

Response: None.

Summary of observations: Not applicable.

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 an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space, the development is exempt from CIL.

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Application Number 14/0764/FULL Continued.

ANALYSIS

Policies: It is considered that the proposed two storey side extension, that will incorporate an integral garage, is acceptable in terms of its setting, scale and design.

Although it is sometimes the case that two storey extensions should be set below the ridge level of the existing dwelling to give the appearance of a subservient development, given the centrally located gable at first floor level, it is not considered necessary in this instance as to do so would imbalance the resultant front elevation. The proposed will not result in an overbearing or overshadowing impact on any habitable room windows in the neighbouring property to the south, i.e. No. 22 Bryn Derw. In light of the above, the proposed development is considered acceptable in planning terms.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

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 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.
- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.

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- 04) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. 2 as proposed, received 8 December 2014 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW3.