

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0763/FULL 08.12.2014	Mr & Mrs Small 39 Crown Street Crumlin Newport NP11 4PR	Erect single-storey extension to rear 39 Crown Street Crumlin Newport NP11 4PR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Crown Street, Crumlin.

House type: Two storey mid-terrace property.

Development: Single storey rear extension.

Dimensions: The proposed development measures 5.6 metres in length, 5.4 metres in width, with a height of 2.5 metres to eaves level and 3.9 metres to ridge level.

Materials: Render and concrete roof tiles.

Ancillary development, e.g. parking: Removal of existing single storey rear extension.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

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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

Dwr Cymru - Provides advice to the developer regarding a public sewer that crosses the application site.

ADVERTISEMENT

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

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 a CIL charge.

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Application Number 14/0763/FULL Continued.

ANALYSIS

Policies: The proposed development should be considered in terms of its design as well as its impact on the residential amenity of neighbours. It is considered that the proposed replacement rear extension has been well designed in terms of its setting, scale and materials, and will integrate with the host dwelling.

Advice on the impact of householder extensions is contained with Supplementary Planning Guidance LDP7: Householder Developments (November 2010). Guidance Note 2 states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 m, whilst two-storey extensions in the same circumstances should be no longer than 2 metres.

A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.

Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

There are neighbouring houses attached to the north and south of the application site, i.e. No. 38 and 40 Crown Street respectively. No 38 has an existing two storey extension that runs along the boundary with the application property, which measures approximately 4 metres in length. The proposed extension, at a depth of 5.6 metres would not interfere with a 45 degree line taken from the centre of the ground floor window of No. 38, and therefore it is not considered that the development will result in an overbearing or overshadowing impact to a degree to warrant a refusal of planning permission.

The development as proposed would be contrary to the above guidance in relation to the attached property to the south, i.e. No. 40 Crown Street, as the extension exceeds 4 metres in length and would interfere with a 45 degree line taken from the centre of the ground floor lounge window of No. 40. However, an existing 5.6 metre long extension already exists in the same position as the proposal and therefore the development would not worsen the existing situation. In light of this existing scenario it would not be reasonable to refuse the application on these grounds.

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Comments from Consultees: Welsh Water provides advice to the developer regarding a public sewer that crosses the application site.

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) 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 Dec 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)

Please find attached the comments of Welsh Water/Dwr Cymru that are brought to the applicant's attention.

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: Policy CW2.