

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0102/FULL 23.02.2015	Mr C Jones 44 Brynheulog Street Penybryn Hengoed CF82 7GD	Construct new double garage with storage above 44 Brynheulog Street Penybryn Hengoed CF82 7GD

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Land at 44 Brynheulog Street, Penybryn.

Development: It is proposed to erect a detached double garage with first floor storage area within the front curtilage area of a semi detached dwelling. This application is reported to planning committee because the agent is employed by the council.

Dimensions: The garage has a footprint of 6.7m by 6.2m at its widest excluding a small overhang of the eaves. It has a pitched roof measuring 5.7m to the ridge. There is a step in the garage footprint and roof to accommodate the garage at its closest point to the main dwelling.

Materials: Blockwork with a rendered finish to match dwelling and concrete roof tiles. Powder coated double width garage door.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

No previous planning history.

### POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

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Application 15/0102/FULL Continued

Policies: Policies SP6 (Place Marking), CW2 (Amenity) and advice contained within Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

#### NATIONAL POLICY

Planning Policy Wales and Technical Advice Note 12 (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? Any coal mining legacy issues will be controlled by way of building regulations.

#### CONSULTATION

Dwr Cymru - The development site is crossed by a public sewer.

Gelligaer Community Council - Raises no objections to the development.

#### ADVERTISEMENT

Extent of advertisement: Ten neighbouring properties were consulted and a site notice was displayed near the application site. At the time of preparing the report the consultation period has yet to elapse.

Response: One letter was received objecting to the application.

Summary of observations: The garage would shadow a side garden area which already receives little sunlight and as a result would receive no sunlight. It would block the view up Brynheulog Street.

#### 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.

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Application 15/0102/FULL Continued

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: It is considered that the proposed garage would have an unacceptable impact on the character of the area. It is acknowledged that the footprint of the existing dwelling house is at an oblique angle to the road. However in this part Pen-Y-Bryn the orientation and siting of pairs of semi detached properties in that form is replicated along the junctions of the east-west link road with Brynheulog Street, Troisant Crescent and Cylla Street. In this context the position and scale of the proposed garage, forward of principal elevation would be highly visible within the street scene and by virtue of its height and massing it would be overly dominant in relation to the host dwelling and surrounding properties. This is considered to be contrary to Policy SP6 (Place Making), criterion B which requires a high standard of design that reinforces attractive qualities of local distinctiveness. It is also contrary to the advice within note 3 of the adopted Supplementary Planning Guidance document LDP 7 (Householder development). Furthermore the development is contrary to national planning guidance with Planning Policy Wales which 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." (PPW paragraph 4.11.9).

It is noted that there are examples of single storey structures in front garden curtilages within the application site's vicinity but the proposed development, which includes an upper floor, is considered to be materially different in both its siting in relation to the host dwelling and in its overall scale.

The scale of the development would also lead to an unacceptable loss of light to the side amenity area of the neighbouring property number 33 Troisant Crescent, contrary to policy CW2.

Comments from consultees: Welsh Water indicates the presence of a sewer crossing the site. This matter can be drawn to the attention of the applicant.

Comments from public: The concerns from the adjacent resident to the site relating to impact from the development on amenity specifically in relation to loss of light to a side garden area is supported as discussed above.

Other material considerations: None.

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Application 15/0102/FULL Continued

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The proposed development by virtue of its siting, design and scale fails to relate well to the host dwelling and the character of the area adversely impacting on local visual amenity contrary to the objectives of Chapter 4 of Planning Policy Wales, criterion B of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 Policy SP6 (Place Making) and its Adopted Supplementary Planning Guidance LDP 7 (Householder Development).
  - 02) The development by virtue of its size would significantly overshadow the garden area of the adjacent residential dwelling having an unacceptable impact on their amenity contrary to criterion A of Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 Policy CW2 (Amenity).
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