



PLANNING COMMITTEE – 8TH JULY 2015

SUBJECT: SITE VISIT - CODE NO. 15/0158/FULL – CHEZ NOUS, 26 SUNNY BANK TERRACE, MACHEN, CAERPHILLY, CF83 8PY

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors Mrs E.A. Aldworth, Ms J. Gale, D. Havard

1. Apologies for absence were received from Councillors A. Lewis, Mrs J. Summers and J. Taylor.
2. The Planning Committee deferred consideration of this application on 10th June 2015 for a site visit. Members and Officers met on site on Thursday, 18th June 2015.
3. Details of the application to erect extensions to the existing dwelling and construct a double garage at Chez Nous, 26 Sunny Bank Terrace, Machen, Caerphilly, CF93 8PY were noted.
4. Those present viewed the site from the drive leading to the property, from the rear garden and from the front of the dwelling, and examined the plans submitted with the application to fully appreciate the proposals.
5. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 5 letters of objection had been received. Details of the objections are within the Officer's original report.
6. Officers referred to the objection relating to the application proposal for a flat roof dwelling and Members were asked to note the diverse designs and character of the other dwellings in the area.
7. Officers outlined the plans for a proposed deck to the rear and a subterranean double garage and clarified details of the access arrangements for the proposed garage. Members were asked to note the height of a neighbouring extension at the rear of the property, which was elevated higher than the main part of that dwelling.
8. A Local Ward Member raised concerns regarding the impact of the proposed rear deck on the privacy of neighbouring properties. Officers clarified that the deck would be in excess of 21 meters from a nearby dwelling and would therefore be sufficiently far away to ensure that there would be no unacceptable loss of privacy to that property. Despite its proposed elevated level, the deck would not give rise to any views into habitable rooms of the neighbouring dwellings, and in terms of the neighbouring rear garden, would not be any more overlooking than the existing garden of the application property. It was therefore the Officer's

view that the proposed deck to the rear would not cause an unacceptable loss of privacy to neighbouring properties and that the proposal was acceptable in planning terms.

- 9 Officers outlined the plans for a balcony to the front of the property and the privacy concerns associated with that proposal. Officers explained that in their view the proposed front balcony would not cause an unacceptable loss of privacy to neighbouring dwellings.
10. Members were asked to note a condition which requested that a scheme for the protection of the retained trees be agreed in writing with the Local Planning Authority prior to the commencement of any vegetation clearance, works or development.
11. A Member raised a query regarding highway access considerations and Officers confirmed that these were not applicable to this planning application. Clarification was sought on the ownership of the front drive and Officers confirmed that it was shared with neighbouring properties and had not been adopted by the Local Authority. Officers also outlined details of the boundaries relating to this planning application.
12. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
13. A copy of the report submitted to the Planning Committee on 8th June 2015 is attached. Members are now invited to determine the application.

Author:	R. Barrett	Committee Services Officer, Ext. 4245
Consultees:	C. Powell	Area Planning Officer
	G. Lewis	Team Leader
	R. Crane	Senior Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 8th June 2015