

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0334/FULL 15.05.2015	Mrs J Jones 16 The Avenue Wyllie Blackwood NP12 2HJ	Erect an extension to the existing bedroom over the utility/shower room 16 The Avenue Wyllie Blackwood NP12 2HJ

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located on The Avenue, Wyllie.

House type: Two-storey semi-detached property.

Development: Single/two storey rear extension.

Dimensions: The proposed development has a footprint that measures 4.7 metres in length by 4.0 metres in width at ground floor level, and 3.6 metres in length and 4.0 metres in width at first floor level. The development has a maximum height of 7.0 metres to ridge level. The application is reported to Planning Committee because the applicant is a County Councillor.

Materials: Spar render and concrete roof tiles to match existing.

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

### PLANNING HISTORY

14/0779/FULL - Erect single-storey utility and shower room extension and garden shed - Granted - 05.01.15.

### POLICY

#### LOCAL DEVELOPMENT PLAN

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

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

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Application No. 15/0334/FULL Continued

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? As the application is for householder type development, any coal mining legacy issues will be controlled by way of the building regulations.

### CONSULTATION

None.

### ADVERTISEMENT

Extent of advertisement: Sixteen neighbours were consulted and a site notice was displayed near the application site.

Response: None at time of report.

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 proposal is CIL exempt.

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## ANALYSIS

Policies: It is considered that the proposed single/two storey rear extension has been well designed in terms of its setting, scale and materials, and will integrate with the host dwelling. Advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010) outlines that as a general rule extension should not interfere with a 45 degree line taken from the centre of ground floor habitable room windows of adjoining properties. Whilst the proposed single storey element of the extension does slightly interfere with such a theoretical line, as it is single storey and set 3 metres off the boundary with the neighbouring property, it is not considered that it would result in an overbearing impact to a degree to warrant a refusal of planning permission.

The proposed first floor element does not interfere with such a theoretical 45 degree line and therefore does not have an unacceptable impact either. Furthermore, there will be no loss of privacy as a result of the development. For the reasons outlined above it is considered that the proposed development accords with relevant national and local planning policy.

Comments from consultees: Welsh Water provides advice to the applicant 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.

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Application No. 15/0334/FULL Continued

- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Proposed elevations, proposed first floor plan, block plan, received 15th May 2015 (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 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.

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

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