

## PLANNING COMMITTEE – 20TH JUNE 2012

**SUBJECT: SITE VISIT - ERECT A DOUBLE-STOREY SIDE EXTENSION  
10 PENTWYNGWYN ROAD, RUDRY, CAERPHILLY**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor S. Jenkins – Chairman

Councillors C. Forehead, E. Forehead and B. Jones.

1. An apology for absence had been received from Councillor D.G. Carter.
2. The Planning Committee deferred consideration of this item on 7th June 2012 for a site visit. Members and Officers met on site on 18th June 2012.
3. Details of the application to erect a double storey side extension, which would include a single storey element at the rear, effectively extending an existing single storey rear extension, were noted. The proposal includes the provision of a single integral garage.
4. Officers confirmed that there were no statutory objections to the proposals subject to conditions regarding parking provision, parking materials and gates.
5. Following advertisement to four neighbouring properties and a site notice being posted, one letter of objection had been received from the occupants of the neighbouring bungalow expressing concerns, in particular, about the impact of the proposed development on their property. In response to their concerns regarding the potential for a balcony to be erected on the flat roof extension in future, officers advised that an additional condition could be imposed in this respect.
6. Those present examined the plans submitted and viewed the proposed development from both the applicant's and objector's properties in order to fully appreciate the issues raised. Local ward members sought clarification on various details relating to the application.
7. 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 recommend that permission be granted.
8. A copy of the report submitted to the Planning Committee on 7th June 2012 is attached. Members are now invited to determine the application.

Author: S.M. Kauczok, Committee Services Officer  
Consultees: T. Stephens Development Control Manager  
M. Noakes Senior Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 7th June 2012.