

PLANNING COMMITTEE – 5TH DECEMBER 2012

SUBJECT: SITE VISIT - CODE NO. 12/0579/FULL - ERECT FIRST FLOOR BEDROOM EXTENSION OVER EXISTING KITCHEN PLUS A SINGLE-STOREY KITCHEN/BREAKFAST EXTENSION, BOTH TO THE REAR OF THE DWELLING, 23 CHEPSTOW CLOSE, CEFN FFOREST, BLACKWOOD, NP12 1GP.

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter - Vice Chairman

Councillors Mrs D. Ellis and N. Dix

1. Apologies for absence were received from Councillors Mrs P. Cook and S. Jenkins.
2. The Planning Committee deferred consideration of this application on 31st October 2012 for a site visit. Members and Officers met on site on Tuesday, 20th November 2012.
3. Details of the application to erect first floor bedroom extension over existing kitchen plus a single-storey kitchen/breakfast extension, 23 Chepstow Close, Cefn Fforest, Blackwood, NP12 1GP were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Officers confirmed that the proposed two-storey element of the development at a height of 3.65m would have an unacceptable impact on the outlook of the rear windows and rear garden of the adjoining property, (No. 24 Chepstow Close) however the single storey element was considered to be acceptable in design terms.
6. Members noted the position of the host building at the pine end of a row of three houses and the existence of similar extensions in the area. Members were of the opinion that the proposed development would be in keeping with the existing street scene and would not have an adverse effect on the neighbouring properties. Members also advised that the new occupant of the adjoining property at No. 24 Chepstow Close had no objections to the development.
7. Officers confirmed there were no statutory objections, and following advertisement to 4 neighbouring properties and a site notice being posted, 1 letter of objection had been received. Details of objections are within the Officer's original report.
8. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be unacceptable and Officers recommended that permission be refused.

9. A copy of the report submitted to the Planning Committee on the 31st October 2012 is attached. Members are now invited to determine the application.

Author: E.Sullivan Committee Services Officer, Ext. 4420
Consultees: T. Stephens Development Control Manager

Appendices:
Appendix 1 Report submitted to Planning Committee on 31st October 2012