

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
|----------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/0579/FULL 26.07.2012 | Mr & Mrs G Jones 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP | Erect first floor bedroom extension over existing kitchen plus a single-storey kitchen/breakfast extension, both to rear of dwelling 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP |

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Chepstow Close, Grove Park, Cefn Fforest.

House type: Two-storey end of link property.

Development: Two-storey rear extension and single storey rear extension.

Dimensions: The proposed two-storey element measures 3.65 metres in depth, 3.9 metres in width, with a height of 6.3 metres to ridge level. The single storey element measures 3.65 metres in depth, 2.7 metres in width, with a height of 3.7 metres to ridge level.

Materials: Facing brick and concrete roof tiles.

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

PLANNING HISTORY

08/0478/FULL - Erect two-storey extension to side and single-storey kitchen extension to rear - Granted 22.05.08.

POLICY

LOCAL DEVELOPMENT PLAN:

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

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways) and guidance contained within Supplementary Planning Guidance LDP7: Householder Developments.

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? No.

CONSULTATION

Transportation Engineering Manager - No objection.

Dwr Cymru - Provide advice to the developer regarding public sewers.

ADVERTISEMENT

Extent of advertisement: Four neighbouring properties were consulted and a site notice was displayed near the site.

Response: One letter of objection was received.

Summary of observations:

- Overbearing;
- Loss of daylight;
- Out of keeping with surroundings.

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? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

ANALYSIS

Policies: The proposed development should be considered in terms of its design and impact on the visual amenity of the area, as well as its impact on the amenity of neighbouring properties. The design of the proposal is considered acceptable in terms of its setting, scale and materials, and will integrate with the host dwelling.

In relation to the potential impact on neighbouring properties, the guidance in Supplementary Planning Guidance LDP7 'Householder Development' states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4m, whilst two-storey extensions in the same circumstances should be no longer than 2m.

A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room. Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

There is a neighbouring property attached to the west of the application property, i.e. No. 24 Chepstow Close. The proposed two- storey element of the proposed development will be set approximately 0.5m off the boundary with No. 24, extending to a depth of 3.65m. Whilst the proposed extension would not breach a 45 degree line when drawn from the nearest habitable room window of No. 24, it is considered that the proposed first floor extension would result in an enclosing impact on the outlook from the rear windows and garden of the neighbouring property, to the detriment of the residential amenity of the occupiers.

Given its proposed siting, the single-storey element will not impact upon the amenity of neighbouring properties, and is considered acceptable in design terms.

Comments from consultees: The Council's Ecologist provides advice to the developer regarding the potential for protected species of bats and/or bird within the existing roof space

The Transportation Engineering Manager raises no objection.

Welsh Water provides advice to the developer.

Comments from public: The concerns of the objector relating to loss of daylight and overbearing impact have been addressed above. It is not considered that the proposed development would be out of keeping with the surrounding area by virtue of its design and materials.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposed first floor rear extension, by virtue of its scale and siting, would have an unacceptable impact on the outlook of the rear windows and rear garden area of adjoining property, No. 24 Chepstow Close, to the detriment of the residential amenity of the occupiers. Such an impact is considered to be contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010, as well as the Local Planning Authority's Adopted Supplementary Planning Guidance LDP7: Householder Developments (November 2010).
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