

## PLANNING COMMITTEE – 5TH DECEMBER 2012

**SUBJECT: SITE VISIT - CODE NO. - 12/0654/RET - RETAIN DECKING ON ROOF OF EXISTING GARAGE AT REAR AND TIMBER DECKING AND SURROUNDING POST AND BALUSTRADE ENCLOSURE FORMED ON TOP OF ROOF, 16 FIELD'S PARK ROAD, PENTWYN-MAWR, NEWPORT, NP11 3NQ.**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor D.G. Carter - Vice Chairman

Councillor Miss L. Ackerman and Mrs K.R. Baker

1. Apologies for absence were received from Councillor S. Jenkins and G. Johnston.
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 retain decking on roof of existing garage at rear and timber decking and surrounding post and balustrade enclosure formed on top of roof, 16 Field's Park Road, Pentwyn-Mawr, Newport NP11 3NQ were noted.
4. Those present viewed the site to fully appreciate the proposal, it was noted that the use of the decking was intended as a 'sitting-out' area, taking advantage of the garage roof to compensate for the lack of garden.
5. Members raised concerns that the decking as constructed was out of keeping with existing properties, was detrimental to the residential amenity of neighbouring dwellings by having an overbearing impact and causing a loss of privacy. Members also expressed the concern that this addition to the garage facility, which occupied the whole of the rear curtilage of the property, resulted in the overdevelopment of the site and would set an undesirable precedent for further developments of this nature.
6. Officers noted that in terms of privacy whilst it was possible to look into the neighbours' garden and rear windows to either side, from a seated position this impact would be less intrusive and advised that additional screening to the south side of the decking had been proposed. Members requested that this additional screening be considered on both sides of the development however they were mindful that this would only further impede the outlook of the neighbouring property.
7. Officers confirmed there were no statutory objections and following advertisement to 2 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 acceptable and Officers recommended that permission be granted.
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.

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Consultees: T. Stephens                Development Control Manager

Appendices:

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