

## PLANNING COMMITTEE – 16TH JANUARY 2013

**SUBJECT: SITE VISIT - CODE NO. 12/0657/FULL - INSTALL EXTERNAL WHEELCHAIR LIFTING PLATFORM TO FRONT ELEVATION, 4 HEOL DERW, HENGOED, CF82 7NT**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor D. G. Carter – Chairman  
Councillor W. David - Vice Chairman

Councillor D. Bolter, H.R. Davies, J.E. Fussell, N. George, A.G. Higgs, Mrs J. Pritchard, K. Lloyd and Mrs J. Summers.

1. Apologies for absence were received from Councillors Mrs E. Stenner, J. Bevan, Mrs G.D. Oliver and J. Taylor.
2. The Planning Committee deferred consideration of this application on 5th December 2012 for a site visit. Members and Officers met on site on Tuesday 18th December 2012.
3. Details of the application to install an external wheelchair lifting platform to front elevation, 4 Heol Derw, Hengoed, CF82 7NT were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the lift and lift shaft would be sited immediately to the front of the front door of the dwelling and adjacent to the existing steps in the middle of the front garden. The proposal would include the excavation of the garden to create a lift shaft at ground level and the construction of a hardstand at the upper garden level.

The dimensions of the lift shaft were confirmed, as 4m deep x 2m wide x 1.65m high at its highest point, whilst the lift itself would be 3.65m high.

6. Members noted the varied extensions and frontages along the existing street scene and felt that the addition of the wheelchair lift would not have an adverse effect on the residential amenity of the neighbouring properties. It was also noted that no properties directly faced the proposed development so again there would be no detrimental impact to visual amenity from this aspect.
7. Members had observed similar developments in other ward areas, which had become part of the street scene and felt that this would be no different should permission be granted. Members were also mindful that the development would ensure the continued independence of the applicant, enhancing his quality of life. A Member suggested that some sort of wooden clad finish might assist the aesthetic of the proposed development and Officers agreed to take this forward and provide further information at the next Planning Committee meeting.

8. Officers confirmed there were no statutory objections and following advertisement to neighbouring properties no objections had been received.
9. 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.
10. A copy of the report submitted to the Planning Committee on the 5th December 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  
M. Noakes, Highways Engineer

Appendices:  
Appendix 1 Report submitted to Planning Committee on 5th December 2012