

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0657/FULL 07.09.2012	Mr T Snailham 4 Heol Derw Hengoed CF82 7NT	Install external wheelchair lifting platform to front elevation 4 Heol Derw Hengoed CF82 7NT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the northern side of Heol Derw.

House type: The application property is a semi-detached dwelling with front and rear gardens and a shed to the side. The dwelling is elevated above road level by approximately 2.2m with the front garden being terraced on three different levels. The dwelling is finished in face brickwork whilst the retaining walls to the front are finished in brickwork with concrete steps leading from the pavement to house level.

Development: The application seeks full planning consent for the installation of an external vertical lift in the front garden of the dwelling. The lift and lift shaft are proposed to 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 upper garden level together with the installation of the external lift. The lift shaft would be enclosed within retaining walls that will step up as the garden height increases whilst the lift would also project above the upper garden level by 1.5m. Railings and gates would also be erected either side of the hardstand at the upper garden level.

Dimensions: The lift shaft would be 4m deep by 2m wide by 1.65m high at its highest point whilst the lift itself would be 3.65m high (including the projection above ground level). The side railings and gate would be 1.1m high.

Materials: To match host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

Site Allocation

Cont....

Application No. 12/0657/FULL Continued

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

National Policy: Paragraph 3.1.1 of Planning Policy Wales (2012) states:-

"The planning system is intended to help protect the amenity and environment of towns, cities and the countryside in the public interest while encouraging and promoting high quality, sustainable development."

Paragraph 3.1.3 states:-

"Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability."

Paragraph 3.1.6 states:-

"Unless otherwise specified, a planning permission runs with the land and it is seldom desirable to provide for any other arrangement. Authorities should bear in mind that personal permissions will hardly ever be justified for works or uses that will remain long after the personal circumstances of the applicant have changed."

Paragraph 4.10.9 states:-

"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

Principal Valuer - No objection.

Cont....

Application No.12/0657/FULL Continued

Gelligaer Community Council - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of neighbour letters.

Response: None.

Summary of observations: None.

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? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is the effect of the proposal on the visual amenity of the area. In that regard it should be noted that the dwellings in the area surrounding the application site are fairly uniform in terms of their garden layouts with wide open gardens terraced up to the front of the dwellings from low retaining walls at the back edge of the pavement. It should also be noted there are no other similar structures in the front gardens of adjacent dwellings. The proposed lift shaft would require the removal of a large part of the middle section of the front garden of the property, the erection of retaining walls that would be incongruous in the street scene as they are not characteristic of the area, and the installation of a steel vertical lift that would project up from the upper garden level by 1.5m. As such it is considered that the scheme would have a detrimental impact on the visual amenity of the street by virtue of its incongruous design and use of materials. The personal circumstances of the applicant have been considered but it is not felt that they outweigh the harm that would be caused by the proposal, having particular regard for the fact that the works are permanent in nature and would be costly to re-instate should the need for the development cease.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

Cont....

Application No. 12/0657/FULL Continued

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

- 01) By virtue of its incongruous appearance and use of materials the proposal would be out of keeping with the character of the street and would have an unacceptable impact on the amenity of adjacent properties and land and as such the proposal is contrary to Criterion A of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
-