

PREFACE ITEM

APPLICATION NO. 11/0471/FULL

APPLICANT(S) NAME: Mr J Bellas

PROPOSAL: Construct garden shed/store and works to access path

LOCATION: 36 Garden Suburbs Pontywaun Newport NP11 7GB

The determination of the above planning application for a garden outbuilding and works to the rear access path was deferred at Planning Committee on 2nd November 2011 for a Members' site visit. The outcome of this site visit resulted in Officer's being asked to investigate the concerns raised regarding the correct land ownership certificates being signed on the planning application.

This matter was subsequently resolved, and the correct landowners were notified and the correct land ownership certificates were signed by the applicant. The application was then further delayed whilst Officer's sought additional information in relation to amended site layout details, details of the boundary treatments, cross sections of the site, and structural calculations for the retaining works undertaken immediately adjacent to the rear access path. This information has now been submitted, and the immediately adjoining neighbours consulted by way of letter.

The original recommendation remains the same for the following reasons. Whilst the Conservation and Design Officer suggests that the proposed shed/storage building does not mimic other examples of original outbuildings in the Conservation Area it is important to note that the proposed development is not located within the Conservation Area, and will not be prominent in the public realm. The proposed structure will be sited on land adjacent to the private access path serving the rears of Nos. 30-38 Garden Suburbs. Notwithstanding this, it is considered that the proposed structure has been well designed in terms of its setting and scale, and a condition will be attached to any permission to ensure appropriate finishes are used for the external walls, roof, doors and windows of the structure.

In relation to the works to the rear access path, which includes the diversion of the pathway, it should be noted that as the pathway is a private right of way, its diversion is a private legal matter between the interested parties. However, it is considered that the proposed works to the path which include edging the path with concrete and repairing eroded areas with compacted hardcore/dust is acceptable, and do not detrimentally impact the adjoining conservation area. Similarly, it is not considered that the works at the top of the path, which include diverting the pathway, have a detrimental impact on the adjoining conservation area. Whilst it is acknowledged that the area is currently in an untidy state, this is principally as a result of the applicant ceasing works further to the intervention and advice from the Council's Enforcement Officer.

Along the boundary of the access path, the applicant proposes to construct a stone faced wall that gradually steps down to respect the topography of the site. This proposed boundary treatment is considered acceptable in terms of its scale and design, and again, a condition will control the use of appropriate materials.

RECOMMENDATION - That planning permission be GRANTED subject to the conditions in the attached report and an additional condition to encompass the additional plans that have been submitted.
