

PLANNING COMMITTEE – 12TH JUNE 2013

SUBJECT: SITE VISIT - CODE NO. 13/0273/FULL - REMOVE EXISTING ROOF AND RECONSTRUCT NEW ENLARGED ROOF ACCOMMODATING THREE NEW BEDROOMS AND FAMILY BATHROOM, CONSTRUCT NEW DOUBLE GARAGE AND ENLARGE DRIVEWAY TO THE REAR OF THE PLOT UTILISING ACCESS OFF OLD CHURCH LANE AND INCLUDE GABION BASKET RETAINING WALL, BRYNHYFRYD, SUMMERFIELD HALL LANE, MAESYCWMMER, HENGOED, CF82 7RG

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

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

Councillors M. Adams, H. Davies, N. George, Mrs J. Summers and R. Woodyatt

1. Apologies for absence were received from Councillors Mrs E. Aldworth, A. Higgs, Mrs. B. Jones and J. Taylor.
2. Councillor D.G. Carter declared an interest in that a relative was an objector to the application and did not take part in the site visit. In his absence Councillor W. David presided as Chairman.
3. The Planning Committee deferred consideration of this application on 15th May 2013 for a site visit. Members and Officers met on site on Wednesday 29th May 2013
4. Details of the application to remove the existing roof and reconstruct a new enlarged roof accommodating three new bedrooms and family bathroom, construct new double garage and enlarge driveway to the rear of the plot utilising access off Old Church Lane and include gabion basket retaining wall were noted.
5. Those present viewed the site from Summerfield Hall Lane and from Old Church Lane and examined the plans submitted with the application to fully appreciate the proposals.
6. Officers confirmed the dimensions and position of the proposed development including the garage and Members noted that the existing property was set at a higher elevation than the surrounding properties. The rear garden was accessed via Old Church Lane and was at a significantly lower level than the house.
7. Members raised concerns that the proposed development would have a detrimental impact on the residential amenity of neighbouring properties due to its over-bearing nature, causing a loss of privacy. Officers confirmed that there was sufficient separation space between the gardens of the adjacent dwellings and due to the oblique angle between the properties there would be no unacceptable loss of privacy.

8. The Local Ward Member explained the historic issues in relation to Old Church Lane, which was noted to be in a poor condition. The Local Ward Member also felt that the additional traffic movements caused by the construction process and the increased use generated by the proposed garage would cause it to deteriorate further. He was also mindful that this lane provided the sole means of access for the 5 dwellings at the end of Old Church Lane.

Officers acknowledged the poor condition of the lane, however its maintenance, use and any rights of way issues would be a private matter between residents. As the applicant already had an existing access onto the lane the introduction of a garage would not constitute any intensification of use and the building process would only increase traffic movements in the short term. Members requested that a delivery strategy be considered as this would limit the movements along the lane and minimise disruption during construction process. Officers agreed to consult with the applicant and provide feedback to the next Planning Committee.

9. Officers confirmed that Maesycwmmmer Community Council had raised objections to the application, and following advertisement to neighbouring properties and a site notice being posted, at the time of drafting the Planning Officers report no objections had been received. However since that date letters of objection had been received and details would be provided to members at the Committee prior to the consideration of the application.
10. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
11. A copy of the report submitted to the Planning Committee on 15th May 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Democratic Services Officer, Ext. 4420
Consultees: T. Stephens, Development Control Manager
C. Powell, Senior Planner
J. Rogers, Principal Solicitor
M. Noakes, Senior Engineer (Highway Development Control)

Appendices:
Appendix 1 Report submitted to Planning Committee on 15th May 2013