

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0273/FULL 15.04.2013	Mr T Boucher Brynhyfryd Summerfield Hall Lane Maesycwmmmer Hengoed CF82 7RG	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 Maesycwmmmer Hengoed CF82 7RG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the western side of Summerfield Hall Lane.

House type: The application property is a detached dormer bungalow with a large curtilage. The dwelling is set at a higher level elevated above the road and is finished in render with a tiled roof. The rear garden is at a significantly lower level with access via a double gate to the rear off Old Church Lane. To the north and south of the dwelling are other dormer bungalows whilst to the east is a former railway line, and to the west is open countryside on the opposite side of Old Church Lane.

Development: The proposal seeks full planning consent for the replacement of the roof of the dwelling to an apex roof with three picture dormers on each of the roof planes making six in total, the erection of a balcony on the western elevation and the erection of a detached domestic garage in the rear garden of the dwelling. The internal layout of the dwelling will be reconfigured to create larger bedrooms than at present on the first floor with the balcony leading off the main bedroom. The garage will be a double garage sited on the lower part of the garden and it will have an apex roof and roller shutter doors.

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Dimensions: The height of the building will be increased by 1.2m with the four larger dormers measuring 2.4m wide by 3m high, and the smaller dormers measuring 1.5m wide by 3m high. The garage measures 6.2m wide by 6.26m long by 4.6m high.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: A gabion basket retaining wall is to be constructed in the rear garden of the dwelling in order to create a level area for the proposed garage. The retaining wall will be 1.8m high.

PLANNING HISTORY

No previous planning history.

POLICY

Site Allocation

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.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

Guidance Note 3 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on garages and outbuildings.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

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National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) 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

Transportation Engineering Manager – No objection in view of there being an existing access.

Maesycwmmmer Community Council – Objects on the grounds that Old Church Lane is too poor to accommodate an increase in its use by additional properties using it for access, and construction vehicles would further damage its surface. The application should be refused unless the lane can be improved.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: At the time of drafting the report no objections had been received. Any objections received prior to the application being considered will be provided to members at Committee.

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? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed alteration to the roof of the dormer would not have a detrimental impact on the character of the property and as such it is considered to be acceptable from a design perspective. With regard to the balcony on the western elevation it is noted that this could give rise to overlooking of the adjacent gardens but it is considered that there is sufficient separation between the gardens and there would be no unacceptable loss of privacy. It should also be noted that there are no habitable room windows in the side elevations of the adjacent dwellings that would be affected by the proposal.

With regard to the detached garage again this is considered to be acceptable from a design perspective and there would be no adverse impact on the amenity of the neighbouring dwellings. Concern has been raised with regard to the access to the garage given the poor quality of Old Church Lane. In that regard it should be noted that the application property has an existing gated access onto Old Church Lane and that the Local Planning Authority has no control over the volume of use of that lane. It is in this respect that the Transportation Engineering Manager has raised no objection to the application, as there would be no increase in the use of the access over that which could currently exist.

Comments from consultees: The concerns of the community council have been considered above.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
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