



## PLANNING COMMITTEE – 10TH JULY 2013

**SUBJECT: SITE VISIT - CODE NO. 13/0222/FULL - ERECT GROUND FLOOR EXTENSION AND NEW ROOF, LLAREGYB, 1 PENTWYN ISAF, CAERPHILLY, CF83 2NR.**

**REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor D.G. Carter – Chairman

Councillors Mrs M.E. Sargent and Mrs J. Summers.

1. Apologies for absence were received from Councillors W. David, N. George and L. Whittle and Mr John Rogers.
2. Councillor H. Davies declared an interest in that a friend lives in close proximity to the proposed development and did not attend the site visit.
3. The Planning Committee deferred consideration of this application on 12th June 2013 for a site visit. Members and Officers met on site on Wednesday 26th June 2013.
4. Details of the application to erect ground floor extension and new roof, Llaregyb, 1 Pentwyn Isaf, Caerphilly, CF83 2NR were noted.
5. Those present viewed the site from the front and rear of the property and from the neighbouring property and examined the initial plans submitted with the application to fully appreciate the proposals.
6. Members noted the dimensions of the proposed development and the elevated position of the property in relation to the existing street scene. The difference between the current ridge height and that proposed was noted as approximately 1.2m at the highest point. The single storey extension would effectively 'square off' the existing staggered design of the property and its dimensions were clarified.
7. Members attention was drawn to the impact of the proposed development on the neighbouring property and particular reference was made to the loss of light to the windows located in the rear and side elevations. Officers acknowledged that whilst the neighbouring property did have a carport erected to the side nearest the application site, its construction was translucent in nature and as such allowed a significant amount of daylight into that area, which Officers felt would be substantially reduced to the detriment of residential amenity.
8. Officers confirmed there were no statutory objections, and following advertisement to 10 neighbouring properties, and a site notice being posted, three letters of objection were received. Details of objections are within the Officer's original report.

9. 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 unacceptable and Officers recommended that permission be refused.
10. A copy of the report submitted to the Planning Committee on 12th June 2013 is attached. Members are now invited to determine the application.

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Consultees: T. Stephens Development Control Manager  
T. Pearce Senior Planning Officer

Appendices:  
Appendix 1 Report submitted to Planning Committee on 12th June 2013