



PLANNING COMMITTEE – 10TH JULY 2013

SUBJECT: SITE VISIT - CODE NO. 13/0223/FULL - ERECT FIRST FLOOR EXTENSION AND GROUND FLOOR EXTENSION, 2 CEFN DYFFRYN, YSTRAD MYNACH, HENGOED, CF82 7GW.

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter – Chairman

Councillors M.P. James and J. Summers.

1. Apologies for absence were received from Councillors W. David, N. George and H. Davies and Mr J. Rogers.
2. Councillor D.G. Carter declared an interest in that he and the applicant were members of the same Male Voice Choir and took no part in the site visit. In his absence Councillor Mrs J. Summers acted as Chairman.
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 a first floor extension and ground floor extension, 2 Cefn Dyffryn, Ystrad Mynach, Hengoed CF82 7GW were noted.
5. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note that the proposed extensions would accommodate an additional lounge to the ground floor extension and four bedrooms, a bathroom and an en-suite to the first floor. The dimensions of the development were confirmed and would be constructed in timber frame with vertical timber cladding and slate roofs. Officers confirmed that the extension itself was acceptable in terms of its scale however the use of the timber cladding would be out of keeping with the character of the local area.
7. The Local Ward Member felt that given the position of the proposed development being a detached bungalow within enclosed grounds and the variety of building finishes including timber in the surrounding neighbourhoods, the use of timber cladding in this instance would not be out of keeping with the character of the area. The Member highlighted the applicant's wish to create a sustainable development using timber from sustainable sources and emphasized the fact that no objections had been received to the application. Officers confirmed that the timber used in the areas mentioned was a design feature rather than the predominant material. The houses in the immediate area of the proposed development were of traditional stone, render and brick finishes and as such Officers felt use of vertical timber cladding would have an unacceptable impact on the visual amenity of the area.

8. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties, and a site notice being posted no responses had been received.
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.

Author: E.Sullivan Committee Services Officer, Ext. 4420
Consultees: T. Stephens Development Control Manager
 C. Powell Area Senior Planner

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