

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0223/FULL 28.03.2013	Mr G Watts 2 Cefn Dyffryn Ystrad Mynach Hengoed CF82 7GW	Erect first floor extension and ground floor extension 2 Cefn Dyffryn Ystrad Mynach Hengoed CF82 7GW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated to the north-east (rear) of Duffryn Street and to the south (rear) of Griffin Drive.

House type: The application property is a detached bungalow set within enclosed grounds and accessed via an adopted lane to the rear of Duffryn Street and at the end of Clos Bryn Celyn. The dwelling is finished in stone to the front and render to the rear with a hipped slate roof. The dwelling is surrounded by mature gardens with a close-boarded fence to the boundary. There are dwellings surrounding the curtilage of the dwelling with the traditional villa style properties of Duffryn Street to the south, modern detached two-storey self build dwellings to the south-west and east, and the newly built dwellings of Griffin Drive on the Cwm Calon housing site to the north. The properties in Duffryn Street and 1 & 3 Cefn Dyffryn are finished in a mixture of render and stone whilst the dwellings at Griffin Drive are largely finished in face brickwork and render.

Development: The proposal seeks full planning consent for the conversion of the bungalow into a dwelling by the construction of a first floor together with the erection of a single storey extension to the side of the dwelling. The first floor addition would lift the dwelling by a storey and accommodate 4 bedrooms, a bathroom and an en-suite whilst the single storey extension would accommodate an additional lounge. The first floor extension would have a hipped roof whilst the side extension would have an apex roof.

Dimensions: The height of the dwelling will be increased by 2.7m. The side extension measures 4m wide by 6.34m long by 4.5m high.

Materials: The extensions are to be constructed in timber frame with vertical timber cladding and slate roofs.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

5/5/90/0644 - Erect residential development - Granted 15.11.90.

5/5/92/0661 - Erect detached dwelling - Granted 15.12.92.

P/02/0328 - Construct private garage and store - Granted 21.05.02.

09/0872/FULL - Alter first floor access to existing bedroom over garage and erect car/caravan port at rear of garage - Granted 22.12.09.

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.

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

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

None.

ADVERTISEMENT

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

Response: None.

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.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are the design of the extension, with particular regard for its bulk and the materials proposed to be used.

With regard to the bulk and scale of the extension it should be noted that Guidance Note 2 of Supplementary Planning Guidance LDP7 states that extensions should not normally dominate the host dwelling and that as a general rule all extensions should be smaller than the original property. Given that the proposed extensions would be larger than the host dwelling and the character of the property would be completely changed as a result of the development the application would not comply with that guidance.

However, it should also be noted that the application property is an individually designed self build property surrounded by other properties that are all two storeys high and in the case of 1 & 3 Cefn Dyffryn quite large properties. In that regard if the applicant were to apply to demolish the dwelling and erect a new

two-storey dwelling similar to that proposed here then it is likely that the scale of the proposal would be acceptable. Therefore it is considered that the proposal is acceptable in terms of its scale, despite the failure to comply with the guidance contained in LDP7.

However, LDP7 also states that extensions and alterations should be designed to complement the character of your property and street or area. It goes on to state that applicants need to understand that character and in particular to consider how the proposal fits in with characteristics such as the design features of the host dwelling and area and the materials used. Whilst the front elevation of the host dwelling is finished in stone the majority of it is rendered as are the dwellings to the south, whilst the dwelling to the east is also finished in a mixture of stone and render much like the host dwelling. Meanwhile the dwellings to the north are largely finished in face brickwork with some rendered dwellings and render or stone detailing. Therefore it is felt that the application property and surrounding area are characterised by the use of more traditional stone, render and brick and that the use of vertical timber cladding in this area would be incongruous and out of keeping with that character. The proposal fails to comply with the guidance contained in Supplementary Planning Guidance LDP7 and is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan in that it would have an unacceptable impact on the visual amenity of the area.

In discussion with the applicant's agent regarding this application he has raised a number of issues that are considered below.

Firstly the agent states that the intention of his client is to create a sustainable development using timber from sustainable sources and reducing the amount of waste created by recycling the existing roof trusses. The applicant also wishes to avoid the use of blockwork and render which are cementitious products. In response to this the Local Planning Authority would state that it does not wish to inhibit sustainable development and in fact it would seek to positively promote it; however, it is not felt that this should be done at the expense of appropriate design. Technical Advice Note 22 Planning for Sustainable Buildings sets out guidance for achieving sustainable development but it does not state that cementitious products are unacceptable in that regard or that the reduction of waste is the only factor to consider.

Secondly the agent refers to a number of properties in the wider area (within the Cwm Calon Estate and also at Tredomen Park) where timber has been used. In response to this it is felt that the context of those buildings is entirely different to the application property and therefore is not comparable.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The use of vertical timber cladding in this area would be incongruous and out of keeping with the character of the area. Consequently the proposal fails to comply with the guidance contained in the Local Planning Authority's adopted Supplementary Planning Guidance LDP7 Householder Development and is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 in that it would have an unacceptable impact on the visual amenity of the area.
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