



PLANNING COMMITTEE – 15TH JANUARY 2014

SUBJECT: SITE VISIT - CODE NO. 13/0657/FULL - ERECT UTILITY EXTENSION WITH INTEGRATED THREE BAY GARAGE AND REPLACEMENT PORCH, THE PADDOCK, MELIN PLACE, LON MAES YR HAF, CROESPENMAEN, CRUMLIN, NP11 3BL.

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

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

Councillors A. Adams, A. Lewis and K. Lloyd

1. Apologies for absence were received from Councillors Mrs A. Blackman, Mrs B. Jones, Mrs J. Summers and H. Davies.
2. The Planning Committee deferred consideration of this application on 27th November 2013 for a site visit. Members and Officers met on site on Tuesday 17th December 2013.
3. Details of the application to erect a utility extension with integrated three bay garage and replacement porch, The Paddock, Melin Place, Lon Maes Yr Haf, Croespenmaen, Crumlin NP11 3BL were noted.
4. Those present viewed the site and examined the amended plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the dimensions and location of the proposed development and its position in relation to the main dwelling house and neighbouring property were confirmed.
6. Members raised concerns in relation to the size and location of the proposed development in relation to the neighbouring property and the detrimental impact it would have in terms of its overbearing nature causing a loss of light, as well as its visual impact. Officers confirmed that the amended plans had dramatically reduced the roof pitch and given the position of the main property being set well back from the road it would have very little impact on the existing street scene. In terms of the loss of light issue, Officers confirmed that the proposed development would be some 12m away from the nearest neighbouring window and given the shallowness of the roof pitch would only cause a minimal loss of light during the winter months when the angle of the sun was lower. In terms of the position of the proposed development, Members noted that the neighbouring dwelling already had a free standing garage within its curtilage, setting a precedent for this type of development.
7. The Local Ward Member expressed concern that the development might be used for a commercial car sales facility and referenced a current enforcement investigation. Officer's confirmed that the use of the proposed garage would be limited by condition to the ancillary and incidental use of the dwelling and parking of vehicles only and for no other purpose. As

to any speculation on how the proposed development might be used or any ongoing enforcement investigations, they were not relevant in the context of this application. Members were reminded that each application must be considered on its own merits, however should be development be used for any purpose other than that conditioned, then the appropriate enforcement action would be taken.

8. Officers confirmed there were no statutory objections, and following advertisement to 19 neighbouring properties and a site notice being posted, one letter of objection had been 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 acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 27th November 2013 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Committee Services Officer, Ext. 4420
Consultees:	C.Boardman	Senior Planner
	J. Rogers	Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 27th November 2013