

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0657/FULL 10.09.2013	Mr R & Mrs K Jones The Paddock Melin Place Lon Maes Yr Haf Croespenmaen Crumlin NP11 3BL	Erect utility extension with integrated three bay garage and replacement porch The Paddock Melin Place Lon Maes Yr Haf Croespenmaen Crumlin NP11 3BL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Melin Place, Croespenmaen.

House type: Two-storey detached property that has the appearance of a bungalow.

Development: Front/side extension incorporating utility room and double garage linked by a walkway.

Dimensions: The proposed side extension measures 3.8 metres in width, 5.6 metres in depth, with a height of 2.3 metres to eaves level and 4.4 metres to ridge level incorporating a hipped roof. The proposed garage measures 8 metres in width, 6.6 metres in depth, with a height of 2.3 metres to eaves level and 4.2 metres to ridge level. Linking the proposed side extension and garage is a small extension measuring 3.5 metres in width, 4 metres in length, with a height of 2.5 metres. This element is also recessed an additional 0.5 metres off the boundary.

Materials: Yellow/brown face brickwork, and red/brown roof tiles.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY

P/05/1523 - Erect detached four bay garage with visitors accommodation above - Granted 24.01.06.

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13/0481/FULL - Convert detached four bay garage with visitors accommodation above to independent three bedroom dwelling with integral garage and private drive serving two dwellings - Granted 22.08.13.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is an application for householder development and as such will be considered through the Building Regulations if appropriate.

CONSULTATION None.

ADVERTISEMENT

Extent of advertisement: Nineteen neighbouring properties were consulted and a site notice displayed near the application site.

Response: One objection was received.

Summary of observations:

1. The proposed front extension would detract from the symmetry of The Paddock and the neighbouring property Greenacres;
2. Is there a need for a garage of the proposed size?

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1. Proximity of the development to the boundary in terms of future maintenance, fire risk, and the Party Wall Act;
2. Height of proposal would obliterate outlook from the windows of the neighbouring property nearest the boundary, and result in a loss of light to these windows;
3. Loss of grassed area to the front of the property will increase surface water run-off and the subsequent risk of flooding, as well as result in the loss of wildlife habitat;
4. Size of development will interfere with visibility splay for vehicles exiting Greenacres to the detriment of highway safety;
5. Space exists elsewhere within the curtilage, i.e. to the west, to provide garages;
6. Concerns that the proposed garage will be used for commercial car sales given the recent history of the site whereby several cars have been advertised and sold from the property over the past 6 months.

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? Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The proposed development should be considered in terms of its design and impact in the existing streetscene, as well as its impact on the amenity of neighbouring properties. In terms of the design of the development and its impact in the street scene, the dominant element of the proposal in the street scene will be the proposed double garage. It is considered that this element has been well designed in terms of its setting and materials, and it is not considered that the scale and massing are out of context, given the existing detached garage within the front curtilage of the neighbouring property, i.e. Greenacres. The garage at the neighbouring property is set back a similar distance from the highway fronting the site. At present both Greenacres and The Paddock are some 17 metres from their front boundaries. The existing garage at the former is between 3.5 and 6 metres off the front boundary, and the proposed garage would be 3 metres from that boundary.

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The proposed single storey side extension is also considered acceptable in terms of its setting, scale and materials, and will integrate with the host dwelling. A small flat roofed extension is proposed to link the side utility room extension and proposed garage. This element of the proposal has been set a further 0.5 metres off the boundary with Greenacres, and designed with a flat roof to reduce the impact on Greenacres. Although a flat roof is proposed, given the setting of this element of the proposal, i.e. set back 2.4 metres from the front elevation of the proposed garage, very limited views of this proposed flat roof will be available from the highway to the front of the application site.

For these reason, it is considered that the proposed development is acceptable in terms of its design and impact on the amenity of the surrounding area.

In terms of the potential impact on the neighbouring property to the east, i.e. Greenacres, it is considered that the proposed development has been designed in such a way as to minimise the potential impact of the proposal. For instance, the proposed utility room extension and garage development incorporate hipped roofs with a relatively shallow pitch to reduce the massing along the boundary. Furthermore, the small extension linking the utility room and garage has a flat roof and is set a further 0.5 metres off the boundary. It is also noted that the application property is approximately 0.5 metres lower than the neighbouring property, and therefore the potential impact of the proposal is further diminished.

The window of the neighbouring property that will be most affected by the proposal is a ground floor living/hobby room. Given the orientation of the properties in relation to the trajectory of the sun, it is considered that the proposed development may result in a loss of sunlight in the mid to late afternoon in winter months. However, this impact is not considered to warrant a refusal of planning permission. It should also be noted that a fence measuring approximately 1.5 metres separates the application site and neighbouring property, as well as planting along the boundary. Based on the above considerations, it is not considered that the proposed development would impact significantly on the amenity of the neighbouring property to a degree to warrant a refusal of planning permission.

Comments from consultees: None in this case.

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Comments from public: 1. The proposed front extension would detract from the symmetry of The Paddock and the neighbouring property Greenacres - This issue has been considered, however there is an existing garage within the front curtilage of the neighbouring property, i.e. Greenacres, of a similar scale and is set back approximately the same distance from the highway to the front. Therefore it is not considered that development within the front curtilage of the application property is unacceptable in principle.

2. Is there a need for a garage of this size - In this instance, the need for such a sized garage is not a planning consideration.

3. Proximity of the development to the boundary in terms of future maintenance, fire risk, and the Party Wall Act - Future maintenance, fire risk, and the Party Wall Act are private legal matters between the two landowners, and are not a planning consideration.

4. Height of proposal would obliterate outlook from the windows of the neighbouring property nearest the boundary, and result in a loss of light to these windows - The proposed development has been designed in such a way as to minimise potential overbearing and overshadowing impacts. Furthermore, given the orientation of the properties, the impact on direct sunlight would be towards the end of the afternoon in winter months. Such an impact is not considered to warrant a refusal of planning permission.

5. Loss of grassed area to the front of the property will increase surface water run-off and the subsequent risk of flooding, as well as result in the loss of wildlife habitat - Given the topography of the site, any surface water will run back into the site, and therefore is a private matter. Loss of a lawned area is not considered to have a significant impact on wildlife.

6. Size of development will interfere with visibility splay for vehicles existing Greenacres to the detriment of highway safety - Whilst the development would result in a loss of some visibility for vehicles exiting Greenacres, the proposed development will not interfere with the required visibility splay at that property.

7. Space exists elsewhere within the curtilage, i.e. to the west, to provide garages - The land to the west of the site, which incorporates a large annex, has planning permission for conversion to a separate dwelling and provision of garden area. If and when this permission is implemented, the application property will no longer have access or control over the land to the west. Therefore this does not appear to be an option for the applicant. Also the Local Planning Authority must consider the proposal rather than any alternative.

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8. Concerns that the proposed garage will be used for commercial car sales given the recent history of the site whereby several cars have been advertised and sold from the property over the past 6 months - Although this matter cannot impact on the current application, the matter is being investigated by the Council's Planning Enforcement Officer.

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.
- 02) Use of the garage shall be limited to that ancillary and incidental to the enjoyment of the dwelling for the parking of vehicles only and for no other purpose.
REASON: To retain effective control over the development.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 04) The development hereby approved relates to the details received on 31st October 2013 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2.
