

| Code No. and Date Received | Name and Address of Applicant  | Description and Location of Proposed Development                         |
|----------------------------|--|--|
| 15/0446/FULL<br>16.07.2015 | Mr G Hughes<br>11 Hengoed Road<br>Penpedairheol<br>Hengoed<br>CF82 8BQ | Convert attic<br>11 Hengoed Road<br>Penpedairheol<br>Hengoed<br>CF82 8BQ |

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located on the north east side of Hengoed Road.

Site description: The application property is a semi-detached bungalow with front and rear gardens and a drive to the side. The property has a projecting gable to the front elevation. The adjacent dwelling has a box dormer on the rear elevation.

Development: The application seeks full planning consent for the erection of a box dormer on the rear roof plane. The dormer will have a flat roof and will be set back from the eaves and down from the ridge. The application is reported to Planning Committee because the applicant is a County Councillor.

Dimensions: The dormer measures .5m wide by 2.7m high and it projects out from the roof plane by 4m.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

### POLICY

Local Development Plan: Within settlement limits.

### Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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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 4 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on dormer windows and rooflights.

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 neighbour letters. The period for submission of responses does not end until the 6th August 2015.

Response: No objections had been received at the time of writing the report. Any objections received prior to the matter being discussed by committee will be reported orally to members. If any objections are received after this time which raise any issues not considered in this report then a further report will be brought to committee in due course.

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.

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### 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.

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is whether the proposed dormer is acceptable in design terms. In that regard the advice contained in LDP7 should be taken into account. The guidance states that dormers should be subservient to the main roof and should not take up more than 50% of the roof area and the proposed dormer does not comply with that guidance. However, the Local planning Authority has to consider the character of other properties in the area and the fall back position afforded by permitted development rights. In that regard it should first be noted that there is a similar but smaller dormer on the adjacent dwelling. Secondly it should be noted that permitted development rights would allow an extension almost exactly the same as that proposed without the benefit of planning consent. In that regard it is felt that the extension is acceptable in design terms.

There would be no detrimental impact on the amenity or privacy of neighbouring dwellings and there is no need for additional off street parking and as such the proposal is considered to be acceptable in planning terms.

Comments from consultees: No objections raised.

Comments from public: None.

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.
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