

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
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| 15/0320/FULL 12.05.2015 | Mr C Brimble Newland 7 Warren Drive Caerphilly CF83 1HQ | Remodel existing property to include attic bedrooms and ground floor open plan living accommodation Newland 7 Warren Drive Caerphilly CF83 1HQ |

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: To the north side of Warren Drive a residential street located at the southern end of the defined settlement boundary for Caerphilly Town.

Site Description: A detached bungalow set back and located at a lower level from Warren Drive which provides the southern boundary to the application site. The dwelling is bounded to the western and eastern sides by neighbouring detached dwellings (no. 5 and no. 9 Warren Drive). To the north of the site is a small access lane which provides vehicular access for the application property and the neighbouring dwellings. Beyond that lies the rear amenity areas of residential dwellings fronting Corbett Crescent.

Development: Remodel existing property including roof alterations to facilitate the inclusion of attic bedrooms. As a result of the works the number of bedrooms within the dwelling would increase from the existing two bedrooms to four bedrooms and all bedrooms (including those existing two presently on the ground floor) would be located within the first floor (attic) space. Bathroom facilities are also proposed on the first floor along with an ensuite facility to the main bedroom. These works would facilitate an increase in living space on the ground floor including an enlarged kitchen/breakfast area, living room, sitting room, dining area and toilet/bathroom facilities. An entrance canopy is also provided.

The application is reported to Planning Committee because the applicant's wife works for the Council.

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Dimensions: The works would include alterations to the roof form and pitch including raising the ridge height of the dwelling from approximately 6.3m to 7.6m. The existing width (9.7m) and length (11.2m) of the main bungalow would be increased with the addition of two extensions although an existing conservatory would be demolished as part of the redevelopment. A small side extension (replacing the aforementioned conservatory) to the western side (2m wide by 4.3m long) located towards the rear of the bungalow provides additional space and access doors to the kitchen area. A further small projection to the eastern side (1m wide by 4m long) provides additional space and windows to the living room.

Materials: Walls: Finished in painted brickwork and timber cladding. Roof: Artificial Slate.

Ancillary development, e.g. parking: Increase in parking to three spaces, reconfigured pedestrian stepped access to the frontage of the site.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The Site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place Making).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: 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? Yes, Advisory note to be added should application be approved.

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CONSULTATION

Countryside And Landscape Services - Advise that if the presence of bats is not known the application can be approved subject to conditions to provide nesting provision and advisory notes to be attached in relation to bats and breeding birds.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters.

Response: One letter has been received in relation to the application from the occupier of a neighbouring property.

Summary of observations: The letter states that they have no objection to the development.

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? It is not considered that crime and disorder will be impacted by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No, the additional floorspace is below 100sqm.

ANALYSIS

Policies:The application site is located on the northern side of Warren Drive. The topography of the area is such that the semi-detached properties on the southern side of the street are located at a higher level than the road and those on the northern side (including the application property) are set down (circa 3.5 metres) below road level. The application dwelling is a detached bungalow within a row of four detached dwellings that front towards Warren Drive.

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The adjacent property to the east (no.9 Warren Drive) is similar in form, however the property to the west (no.5) has been extended and altered with the addition of a two storey extension to the rear and has a front dormer window.

The proposed works would significantly alter the form and appearance of the application dwelling introducing a contemporary design with half hipped roof. The design includes areas of large glazing on the ground floor and four vertical rectangular windows on each of the front and rear elevations at first floor (attic) level. The side elevations of the roof would have a number of roof lights within them. On the western side elevation three low level roof lights have matching windows at eave level to provide a light to the kitchen below. The materials proposed to be used include painted brickwork and timber cladding for the walls and artificial slate for the roofing. It is noted that there are a variety of finishes within the row of dwellings at present including brick and different types of render finishes and also variety in the roofing materials. The two adjacent properties to the west differ in their roof forms and appearance and it is considered on balance that the alterations proposed are visually acceptable and accord with development plan policies CW2 (Amenity) and SP6 (Place Making).

The proposed roof alterations would increase the height of the application property by approximately 1.3m, however it is noted that there is a general increase in ridge heights in those properties within the row as the land rises westwards and as such the appearance in the row would be acceptable. The visual impact of the ridge height increase within the wider street scene is also acceptable given the mix of dwelling types and is considered to be lessened by the fact that the dwelling is set back significantly (circa 10m) from Warren Drive and the road level is well above the ground floor levels of the dwellings.

The impact on the neighbouring dwellings has been considered, noting the existing fenestration on both no.5 and no.9 Warren Drive it is not considered that the works to the application dwelling will result in unacceptable overlooking to either adjacent properties or their amenity areas. It is considered the increase in mass of the application dwelling will have an acceptable impact on the neighbouring properties light and will avoid having an overbearing impact on any neighbouring property. There is considered to be sufficient distance to the amenity areas of those properties to the north to avoid any unacceptable impact from the additional glazing introduced on the rear elevation of the application dwelling.

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The site layout plan indicates that with the demolition of an existing garage structure that three parking spaces can be accommodated on land controlled by the applicant. It is considered appropriate to add a condition requiring the parking areas to be provided prior to the additional bedroom accommodation coming into use to ensure the development accords with Development Plan Policy CW3 (Highways). It is also proposed that prior to commencement of development details of materials will be required to ensure a suitable quality of materials for the external envelope of the development.

It is considered that the development will have an acceptable visual impact on the character of the area and on the amenity of the neighbouring residential dwellings. The application dwelling would retain sufficient amenity space following the proposed development. It is recommended that members approve the application subject to the proposed conditions/advisory notes.

Comments from consultees: The Ecologist has provided conditions and informatives to be attached to the permission.

Comments from public: The only letter received in relation to the application is from the occupiers of an adjacent neighbouring property that states they have no objection to the development.

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) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new extensions at Newland 7 Warren Drive, Caerphilly shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extensions hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning policy Wales and Tan 5 Nature Conservation and Planning.

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- 03) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the new dormer extension at Newland 7 Warren Drive, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extensions hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.
- 04) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format 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.
- 05) The first floor attic bedrooms shall not be brought into beneficial use until the areas indicated for the parking of vehicles have been laid out in accordance with the approved Site Layout plan (drawing ref: AL(00)002 (no revision) and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 06) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Site Layout - drawing no. AL(00)002(no revision), received 13.05.15.
General Arrangement Proposed plans - drawing no. AL(00)004 no revision, received 13.05.15.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

1. Although bats were not known to occur in the building prior to development, the applicant should be advised that if bats are subsequently discovered during works associated with the development hereby approved, all works should stop immediately and Natural Resources Wales should be contacted for advice on any special precautions before continuing.

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2. There is potential for nesting birds on/within the dwelling at Newland 7 Warren Drive, Caerphilly, and that all British birds (while nesting, building a nest or sitting on a nest), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If there are any birds nesting on/within the vicinity of the proposed development, then work should therefore be undertaken outside the breeding season for birds (typically between September and February) to ensure their protection. Further advice can be sought from the Local Planning Authority Ecologists.
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