

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0468/RET 13.07.2015	Mr A Lane Plas House Rhosnewydd Terrace Lane Blackwood NP12 1DT	Retain a children's playhouse Plas House Rhosnewydd Terrace Lane Blackwood NP12 1DT

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is located on Rhosnewydd Terrace Lane, Blackwood.

House type: Two-storey detached property.

Development: Retention of a children's playhouse in the rear garden.

Dimensions: The playhouse measures 2.8 metres in length by 4.6 metres in width and 3.8 metres to ridge level. The application is reported to Planning Committee because the applicant is a member of staff for the authority.

Materials: The majority of the development is constructed from wood and finished in brightly coloured paint, the roof material is felt and the slide is constructed from toughend and formed coated plastic.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

10/0252/OUT - Erect detached dwelling with associated highway/access improvement works, plus car parking facilities - 09.12.2010 - GRANT.

12/0211/RM - Erect detached dwelling with associated highway/access improvement works, plus car parking facilities - 12.07.2012 - GRANT.

07/0059/OUT - Erect new dwelling - 08.03.2007 - REFUSE.

P/05/0111 - Erect single storey dwelling - 10.03.2005 - REFUSE.

Cont'd.....

Application No. 15/0468/RET Continued.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within the settlement boundary.

Policies: Policy CW2 (Amenity) and advice contained within Caerphilly County Borough Council's Adopted Supplementary Planning Guidance LDP7: Householder Development.

NATIONAL POLICY Planning Policy Wales Edition 7 (2014) and TAN12: Design (2014).

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? No.

CONSULTATION

Senior Arboricultural Officer (Trees) - No objection.

ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site and 3 neighbours were notified by letter.

Response: None

Summary of observations: Not Applicable.

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.

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Application No. 15/0468/RET Continued.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? The development is exempt from CIL because the proposal intends to create less than 100 square metres of additional internal floor space.

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 proposal would have any detrimental impact on the visual amenity of the area. In that regard, there is no rear streetscene and it is not considered that the development would detract from the visual amenity of the surrounding area. In terms of the impact upon the neighbours to the right of Plas House, there is an approximate distance of 22 metres to the nearest habitable room window, and therefore the development will not impact on this neighbour by way of any overbearing or overshadowing impact.

It should be noted that the householder permitted development rights have been amended by way of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013. Under these amended permitted development rights, householders can erect an outbuilding/raised platform up to 4 metres high provided they are not within 2 metres of the boundary of the curtilage. If the applicant had taken advantage of their permitted development rights and relocated the position of the playhouse within the rear garden, there would be a far greater impact on the amenity of the neighbours. This 'fall back' position is a material planning consideration. In light of these considerations, it is not considered that the proposal would have an unacceptable impact on the neighbouring property and the proposal is considered acceptable in planning terms.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

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: CW2.

