

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0472/FULL 03.08.2015	Mr J Lovell 16 Griffiths Street Ystrad Mynach Hengoed CF82 7AW	Erect ground floor porch to front elevation and two-storey rear extension including basement 16 Griffiths Street Ystrad Mynach Hengoed CF82 7AW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 16 Griffiths Street, Ystrad Mynach.

Site description: The application property is a mid terrace dwelling located within an existing residential area. To the east of the application site is an adjacent terrace dwelling (Number 15), to the west is the other adjacent terrace dwelling (number 17). South of the site is a rear lane and Griffiths Street provides the northern site boundary.

Development: Permission is sought for a rear two-storey extension with a basement element and porch to front elevation. It will also provide at basement level a new room with toilet. At ground floor level it will provide a new kitchen. At first floor level it will provide enlarged second and third bedrooms and provision of a bathroom.

Dimensions:

Ground Floor/Basement Element: Projects 4 metres from the rear of the dwellinghouse.

First Floor Element: Projects 2 metres from the rear of the dwelling house.

The width of the extension is 5.4m. The height of the extension is 7.3 metres from the original dwellinghouse floor level (9.5m overall height including the basement element).

Front Porch: 2m wide by 1.2m long with a height of 2.9m.

Cont....

Application No. 15/0472/FULL Continued

Materials: Render and concrete roof tiles.

Ancillary development, e.g. parking: None

PLANNING HISTORY 2005 TO PRESENT

15/0140/Full - Erect a two-storey rear extension with additional basement provision and provide a porch to the front elevation - Withdrawn 02.07.15.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highway), SP6 (Place making), Supplementary Planning Guidance Note LDP7 (Householder Development).

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? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, attach advisory note.

CONSULTATION

Countryside And Landscape Services - No response received.

Dwr Cymru - Public sewer crosses site.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 3 nearby properties.

Cont....

Application No. 15/0472/FULL Continued

Response: One email of objection had been received in relation to the application.

Summary of observations:

The email objects to the development for the following reasons: -

1. Concern in relation to the position of the proposed build in relation to the boundary line.
2. The extension is far too near my property.
3. It will dominate the rear of my property due to its location and this will drastically alter the existing levels of sunlight/daylight.
4. Rain water issues.
5. Queries whether a two-storey rear extension should not come nearer than 2 metres of a boundary that forms a party wall between terraced and semi-detached properties and meet the 45 degree test.

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 materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No 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? The development is not chargeable as the additional internal floor space created is below 100sqm.

ANALYSIS

Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main planning consideration in relation to the application is deemed to be the impact of the rear extension on the amenity of the neighbouring dwellings.

Cont....

Application No. 15/0472/FULL Continued

The application property has an existing flat roofed rear extension which projects 5.4m from the rear wall of the dwelling. This element does not span the full width of the rear of the dwelling and is over 2m away from the boundary of number 17 Griffiths Street. The existing rear projection's height varies as the land falls away but ranges between 3.1m and 4.9m. The proposed extension would replace this extension and would span the full width of the rear elevation of the application property. Because of the topography which falls away behind the rear facade of the terrace dwellings the proposed development incorporates a basement level below the ground floor level of the main dwelling. On the eastern side the proposed rear extension would tie into an existing single storey monopitch extension on the neighbouring dwelling number 15 Griffiths Street. On the western side it will span to the boundary with 17 Griffiths Street.

The design of the proposed rear extension is considered to accord with the adopted Supplementary Planning Guidance document for Householder Development (LDP7). The first floor projection from the rear facade of the dwelling is limited to 2 metres in length. Projecting beyond that a further 2 metres (4 metres in total) is the ground floor element with basement level.

The impact on neighbour amenity has been carefully considered. The rear curtilage areas of properties in this part of Griffiths Street fall sharply away from the rear facade of the dwellings leading to lower rear amenity areas and it is this topography which has led to the incorporation of the basement element in the proposed extension. In relation to the adjacent two terrace dwellings Number 15 has a single storey monopitch rear projection which ties into the current single storey extension on the application property also has a first floor window close to the boundary with the application property. Number 17 which is the adjacent terrace property to the west currently has a boundary with the application property formed of a close boarded timber fence which steps down in line with an existing set of steps on the rear of the application property. Number 17 has windows at ground floor and first floor level close to the boundary with the application property and also has windows and a glazed door facing the application site boundary on an existing rear single storey projection. This rear extension on number 17 is in very close proximity to the ground floor window on the rear elevation of Number 17. The proposed extension on the application property (no. 16) would result in significantly greater massing close to the no.17's closest ground floor window and introduce massing at first floor level adjacent to an upper window on number 17 which currently enjoys an open aspect. The windows on the existing extension on number 17 would also be affected in terms of light and outlook by the proposed extension.

Cont....

Application No. 15/0472/FULL Continued

It is acknowledged that light and outlook would be affected on both the adjacent neighbouring properties by the proposed extension. Number 17 in particular would be impacted on windows located on both the ground and first floor levels and to the existing fenestration facing the application site on its rear single storey projection. The presence of that rear projection on number 17 already impacts on the light and outlook from the rear facing ground floor window and the proposed extension on the neighbouring dwelling would impact this window further. However the adopted supplementary planning guidance provides clear guidance on the acceptability of development on the amenity of neighbouring properties. In relation to assessment of over-shadowing of adjoining houses the Supplementary Planning Guidance states "As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 m, whilst two-storey extensions in the same circumstances should be no longer than 2 metres. A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room."

The proposed development includes limitation of the projection of the first floor element to two metres which accords with the aforementioned adopted Supplementary Planning Guidance and noting the presence of a basement element the ground floor projection is limited to four metres which again accords with the supplementary planning guidance. It is considered on balance that the impact on light and outlook on the neighbouring properties from the proposed development will not be so severe as to warrant refusal of the application. The proposed front porch is considered acceptable noting there are a number of similar porch structures present in the street. The application accords with adopted Local Development Plan Policies SP6 (Placemaking) and CW2 (Amenity) in its design and impact on neighbour amenity.

Comments from consultees: Dwr Cymru/Welsh Water advise that a public sewer crosses the site.

Comments from public:

The letter of objection raised the points referred to in the representation section of the report and are commented on using the same numbering:

Points 1 and 2 - The objector raises concerns in relation to the position of the extension in relation to the boundary. It is noted that a previous application was withdrawn following a request for clarification over the boundary line and the applicant has resubmitted with the current application.

Cont....

Application No. 15/0472/FULL Continued

It is noted that concern has been expressed in relation to the proximity of the extension to the boundary line however the application has been considered taking into account the position, scale and massing and other material planning considerations.

Point 3 - The objector raises concern over the dominance of the proposed extension and related loss of sunlight and daylight. In the consideration of planning applications there needs to be a balance over the impact of development on the amenity of neighbouring properties and especially in the case of terrace dwellings the ability of homeowners to seek extensions and improvements. The Local Planning Authority's Supplementary Planning Guidance gives design advice on residential extensions. This recommends a limit of four metres projection for single storey extensions and two metres for two storey extensions unless circumstances dictate otherwise. In this instance noting the topography which steps down behind the dwellings and as such many of the single storey extensions present in the row are of an overall height more than usually expected, the proposed development is considered to conform to the adopted planning guidance. The ground floor/basement element projects 4 metres from the rear elevation and the first floor element projects two metres from the rear wall of the terrace dwelling.

Point 4 - It is unclear as to exactly what is meant by the objector in relation to rain water issues. However the application has been determined on the basis of the certificate served and encroachment on the boundary has been previously raised with the applicant which led to the withdrawal of a previous application and the resubmission of the present application. In terms of the provision or clearance of guttering or similar issues this is considered to be a civil matter between affected parties.

Point 5 - The adopted Supplementary Planning Guidance note LDP7 (Householder Development) makes reference to a 45 degree 'rule' but only in circumstances where proposed extensions are to project beyond four metres at ground floor level or two metres at first floor level. As the submitted plans restrict the upper floor to two metres projection from the rear elevation and the ground/basement level to four metres it is considered that the development accords with the Supplementary Planning Guidance.

Other material considerations: None.

Cont....

Application No. 15/0472/FULL Continued

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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
 - Site Location Plan, received 17.07.15
 - Proposed Front Elevation, received 03.08.15
 - Proposed Rear Elevation, received 17.07.15
 - Proposed Side Elevation, received 17.07.15
 - Proposed Basement Floor Plan, received 17.07.15
 - Proposed Ground Floor Plan, received 17.07.15
 - Proposed First Floor Plan, received 17.07.15REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

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: .

Cont....

Application No. 15/0472/FULL Continued

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.
