

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0360/FULL 03.07.2015	Mr L Hall 11 Cefn Road Blackwood NP12 1QA	Erect dormer extension with internal alterations 13 Rising Sun Close Oakdale Blackwood NP12 0JB

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application is located on the junction of Rising Sun Close and Rhiw Syr Dafydd Hill, Oakdale.

House type: Detached bungalow.

Development: Increase ridge height and insert 2 dormers into the roof space to facilitate creation of first floor living accommodation.

Dimensions: It is proposed to increase the ridge level of the existing bungalow from 5.0 metres to 6.65 metres, i.e. an increase of 1.65 metres. The proposed flat roofed dormers which are proposed on each roof plane measure 9.75 metres in width, 2.4 metres in height and 2.2 metres in depth.

Materials: Dormers and gables - Siberian larch cladding.
Roof - Slate grey or Alaska grey profiled steel.

Ancillary development, e.g. parking: Enlargement of ground floor window in west facing elevation.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

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Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways) as well as 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? Yes. However given the nature of the proposal, any coal mining legacy issues will be controlled by way of the Building Regulations.

CONSULTATION

Dwr Cymru - Provides advice to the developer.

ADVERTISEMENT

Extent of advertisement: Ten neighbouring properties were consulted by letter and a site notice was displayed near the application site.

Response: 14 objections were received.

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Summary of observations:

- Loss of views;
- Out of keeping with the estate/street scene;
- Overbearing;
- Devaluation of property;
- Incongruous element in streetscene;
- Detract from the character of the nearby Oakdale Conservation Area;
- Works progressing at property prior to granting of planning permission;

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- Only dormer windows on the rear elevation of the properties along Rising Sun Close have previously been approved;
- Set a precedent for further developments;
- Loss of outlook.

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.

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space the proposal is not CIL liable.

ANALYSIS

Policies: The proposed development should be considered in terms of its design and impact on the visual amenity of the surrounding area, as well as its impact on the residential amenity of neighbouring properties. The proposal, which incorporates increasing the pitch of the existing roof from approximately 26 degrees to 42 degrees, which will result in an increase in overall ridge height of 1.65 metres, and incorporating 2 almost full width dormers into the roof space, will significantly alter the appearance of the host dwelling. However, given its position, orientation, materials and design, the dwelling is significantly different in terms of its appearance and design than the existing properties from Nos. 1-12, and 18 and 19 Rising Sun Close, and therefore it is not considered necessary to require a scheme that mimics these properties.

Several of the properties on Rising Sun Close have rear dormers, where the ridge level has been raised to facilitate the required head heights internally. Therefore it is not considered that the principle of dormers is unacceptable within the context of the existing streetscene. Whilst the ridge level could be raised by 0.7 metres to facilitate the required head heights, this would result in a flat roofed property that would be undesirable in design terms. Furthermore, it is considered that the proposed materials are of a high specification, and will enhance the appearance of the application dwelling, thereby improving the appearance of the property at the entrance to Rising Sun Close. Conditions will be attached to the permission requiring samples of materials to be agreed prior to the commencement of works, to ensure appropriate materials are used.

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In terms of the impact of the proposed development on the residential amenity of neighbouring properties, it is not considered that the proposal will result in an overbearing or overshadowing impact on the properties to the east, which are at least 22 metres away and at a higher level. Furthermore, such a distance is considered acceptable in terms of privacy. The property most impacted by the proposal is No. 14 Rising Sun Close, which is to the west of the application site and at a lower level. However, the east facing windows in No. 14 are obscurely glazed windows that serve a kitchen and bathroom. Therefore, given the existing difference in levels, and windows affected, it is not considered that the proposal would result in an increased overbearing impact on this property to a degree to warrant a refusal of planning permission.

The proposal involves increasing the number of bedrooms from 2 to 3, and therefore a condition will be attached to the permission to reflect the Councils Adopted Car Parking Guidelines. For the reasons outlined above, it is considered that the proposed development is considered acceptable subject to conditions.

Comments from consultees: Dwr Cymru provides advice to the developer.

Comments from public:

1. Loss of views - This is not a material planning consideration.
2. Out of keeping with the estate/street scene - The existing bungalow is already a different house type to Nos. 1-12, and 18 and 19 Rising Sun Close and therefore it is not considered that altering the appearance of the existing bungalow by way of adding dormers and changing the external finishes would result in a dwelling any more out of keeping with the existing streetscene than is already the case.
3. Overbearing - The only dwelling that the proposed development could possibly have an overbearing impact on is the bungalow directly to the west, i.e. No. 14 Rising Sun Close that is at a lower level than the application property. However, the only east facing windows in No. 14 are obscurely glazed and serve a bathroom and kitchen. Therefore it is not considered that the proposed development would result in an overbearing impact on any neighbouring property to a degree to warrant a refusal of planning permission.
4. Devaluation of property - This is not a material planning consideration.
5. Incongruous element in streetscene - Although it is accepted that the proposed dwelling would not mimic the majority of properties along Rising Sun Close, neither does the existing dwelling. It is considered that the proposal will improve the appearance of the existing dwelling, and enhance the entrance to Rising Sun Close.
6. Detract from the character of the nearby Oakdale Conservation Area - It is considered that the proposal will improve the appearance of the existing dwelling. Notwithstanding this, given the location of the dwelling, it is not considered that it affects the Oakdale Conservation Area.

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7. Works progressing at property prior to granting of planning permission - Any works requiring planning permission undertaken by the developer prior to the granting of such a permission are undertaken at the financial risk of the developer.

8. Only dormer windows on the rear elevation of the properties along Rising Sun Close have previously been approved - It is assumed the reason for such a restriction was to maintain the existing streetscene and rhythm of front elevations along Syr Dafydd Avenue. The application property is set in a different context to Nos 1-12 Rising Sun Close and should therefore be considered in its unique setting and context.

9. Set a precedent for further developments - Any further applications in the area for dormer extensions will be considered on their own individual merits.

10. Loss of outlook - The application property is located at least 22 metres away from the nearest properties to the east and set at a lower level. Therefore it is not considered that it will result in a loss of outlook for neighbouring properties.

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 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.
- 03) Notwithstanding the approved plans before the approved extension works are occupied 3 off-street parking spaces shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.

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- 04) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. 150321/05, 150321/06, 150321/07, received 25 May 2015 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

REASON: 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 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: Policy CW2, CW3.

