

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0711/FULL 09.11.2015	Mrs E Jones Old Junction House Commercial Road Pontllanfraith Blackwood NP12 2JY	Erect a two-storey and a single-storey extension to the rear of the property and a porch to the front of the property 16 Thorncombe Road Blackwood NP12 1AT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Thorncombe Road, Blackwood.

House type: Two-storey semi-detached property.

Development: Two-storey and single storey rear extension.

Dimensions: The proposed two storey element measures 3.0 metres in depth, 5.7 metres in width with a height of 7.2 metres to ridge level.

The proposed single-storey element measures 3.0 metres in depth, 8.4 metres in width, with a height of 4.0 metres to ridge level.

Materials: Painted render and slate.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

No recent planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

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Policies: Policy CW2 (Amenity) and 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? No.

CONSULTATION

Dwr Cymru/Welsh Water - Provides advice to the developer.

Senior Engineer (Land Drainage) - Provides advice to the developer regarding land drainage.

ADVERTISEMENT

Extent of advertisement: Eight neighbours were consulted by way of letter and a site notice was displayed near the application site.

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.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 sq. metres of additional internal floor space the proposed development is CIL exempt.

ANALYSIS

Policies: It is considered that the proposed development, which incorporates a full width single storey extension and a part width first floor extension, has been appropriately designed in terms of its setting, materials and roof design, and will integrate with the host dwelling.

In terms of the impact on the amenity of neighbouring properties, guidance in Supplementary Planning Guidance LDP7: Householder Developments states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. 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.

Unless the context allows otherwise, those dimensions could be increased to a maximum of 6m and 4m respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

There is a neighbouring house attached to the west of the application site, i.e. No. 18 Thorncombe Road. In respect of the above guidance, the two-storey element of the proposed development would breach a 45 degree line taken from the nearest ground floor window of No. 18, which is a lounge window. Therefore, technically the proposal is contrary to the above guidance. However, when considered within the context of the site, the proposed extension is to the north east of the adjoining property, and therefore due to the trajectory of the sun, will not cast a shadow over the neighbouring property, apart from possibly during early morning hours during the summer months.

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Furthermore, the ground floor window of the adjoining property, which appears to be a lounge, is also served by a large window on the south facing front elevation of the property, and therefore will continue to receive direct sunlight regardless of the proposed development. Therefore within this context, it is not considered that the proposed extension would result in a loss of daylight to the neighbour's ground floor lounge window to a degree to warrant a refusal of planning permission.

To the north of the application property is No. 14 Thorncombe Road, which is approximately 10.5 metres away. No. 14 has a first floor bedroom window in its side, south facing elevation. The proposed two-storey extension proposes a bedroom window that will be within 7-8 metres of this bedroom window. Such a privacy distance is not considered acceptable, and therefore a condition will be attached to the planning permission requiring a scheme to be agreed with the Local Planning Authority showing part or all of the first floor bedroom window in the proposed extension being obscurely glazed, and only being able to be opened a certain way, e.g. bottom opening window.

Comments from consultees: No objection subject to advice.

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.
- 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.

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- 03) Notwithstanding the submitted plans, prior to the commencement of works onsite, a scheme shall be submitted in writing to the Local Planning Authority showing obscure glazing and the types of windows, i.e. method of opening, to be inserted at first floor level in the north facing elevation of the development hereby approved. The development shall be carried out in accordance with this agreed scheme, and the agreed type of window and glazing shall be maintained in place at all times thereafter.
REASON: In the interests of neighbouring privacy.
- 04) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. 2 As Proposed, Drawing No. 3 As Proposed, received 9 November, 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 Dwr Cymru/Welsh Water and Senior Engineer (Land Drainage) 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.
