

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0739/FULL 23.11.2015	Mr & Mrs Long 46 St Andrews Drive Blackwood NP12 2ET	Convert garage and erect first floor side and rear extension 46 St Andrews Drive Blackwood NP12 2ET

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the south-eastern side of St Andrews Drive, Blackwood.

House type: The application property is a detached two storey dwelling with front and rear gardens. The property currently has 4 bedrooms and an attached single garage to the side.

Development: Planning permission is sought to erect a first floor side extension above the attached garage and convert the garage into living accommodation. The first floor extension will accommodate a lounge room and the garage conversion will accommodate a bedroom and wc.

Dimensions: The first floor side extension measures 3.7 metres wide by 6.8 metres long. The external measurements of the garage remain unchanged, however the internal arrangement of the garage conversion will be reconfigured. This will result in an area measuring 1.8 metres wide and 2.1 metres long to be lost from the garage and allocated to the adjacent lounge.

Materials: Facing brick and concrete roof tiles to match the host dwelling.

Ancillary development, e.g. parking: 1 extra off-street parking space is provided to accommodate for the loss of the existing parking space within the garage.

PLANNING HISTORY 2005 TO PRESENT

P/05/0234 - Carry out alteration works and erect single storey garage extension and conservatory extension - Granted 12.04.05.

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Application No 15/0739/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The land is located within the settlement boundary.

Policies: CW2 (Amenity), CW3 (Design Considerations - Highways) and advice contained within the adopted Supplementary Planning Guidance LDP7: Householder Development and LDP5:Car Parking Standards (November 2010).

NATIONAL POLICY Planning Policy Wales Edition 7 July 2014 and Technical Advice Note 12: 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? The site is located within Category 3 and no report is required however standing advice will be provided to the applicant.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and 12 neighbours were consulted.

Response: None.

Summary of observations: Not Applicable.

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Application No. 15/0739/FULL Continued

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.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is not CIL liable because it does not exceed 100 square metres.

ANALYSIS

Policies: The application has been considered in accordance with National Guidance, Local Plan Policy and Supplementary Planning Guidance. The proposed first floor side extension to the dwelling is considered to be acceptable from a design perspective and there would be no detrimental impact on the amenity of the neighbouring dwellings. The proposed garage conversion is also acceptable from a design perspective and replacement off-street parking can be accommodated within the curtilage of the dwelling to allow for the loss of the one space in the garage. In conclusion the application is considered to be acceptable in planning terms.

Comments from consultees: The Transportation and Engineering Manager raises no objection subject to the provision of a replacement off-street parking space.

Comments from public: None.

Other material considerations: The development is considered to be acceptable in all other aspects.

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.

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Application No. 15/0739/FULL Continued.

- 02) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 03) 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.
- 04) The extension/annexe and garage conversion hereby approved shall be used for purposes ancillary and incidental to the use of the dwelling house known as 46 St Andrews Drive, Blackwood, and for no other purpose.
REASON: To maintain adequate control over the development.
- 05) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: 11 December 2015 (amended plans) (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)

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: policies CW2 and CW3.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

This Standing Advice is valid from 1st January 2015 until 31st December 2016.