

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0789/FULL 16.01.2016	Mrs E Jones Old Junction House Commercial Street Pontllanfraith Blackwood NP12 2JY	Erect single-storey extension to rear of property and porch to front of 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: Single-storey rear extension and front porch.

Dimensions: The proposed single storey element measures 3.0 metres in depth and 5.4 metres in width.

The proposed porch measures approximately 1.5m deep, 2m wide and 3.5m high to its ridge.

Materials: Painted render and slate.

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

PLANNING HISTORY 2005 TO PRESENT

15/0711/FULL - Erect a two-storey and a single-storey extension to the rear of the property and a porch to the front of the property - Withdrawn 11/12/2015.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

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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 - Provides advice to the developer.

Senior Engineer (Land Drainage) - No objections.

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.

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.

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ANALYSIS

Policies: It is considered that the proposed development, which incorporates a single storey rear extension and front porch, 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."

The proposed ground floor element has a maximum depth of 3 metres along the boundary with the adjoining property, and therefore it is not considered that the extension will result in an unacceptable overbearing or overshadowing impact on the neighbouring property, in accordance with the above adopted guidance.

The proposed porch is also considered acceptable in design terms, and will integrate with the host dwelling, whilst having no detrimental impact on the amenity of neighbours, or the surrounding street scene. For these reasons the proposed development is considered to accord with the relevant policies and is therefore acceptable in planning terms.

Comments from consultees: No objection subject to advice.

The Council's Ecologist raises no objection subject to a suggested condition requiring bird enhancement works. However, this is not considered reasonable in this instance as the proposed development falls under householder permitted development.

Comments from public: None.

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Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following conditions(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.

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:
Policy CW2.
