

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0020/FULL 11.01.2016	Mr M Shemwell 28 Forest Hill Pontllanfraith Blackwood NP12 2PN	Erect two-storey rear extension 28 Forest Hill Pontllanfraith Blackwood NP12 2PN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Forest Hill, Pontllanfraith.

House type: Two-storey semi-detached property.

Development: Two-storey rear extension.

Dimensions: The proposed development measures 5.9 metres in width, 4.0 metres in depth, with a height of 5.0 metres to eaves level and 7.0 metres to ridge level.

Materials: Brick and concrete roof tiles.

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

PLANNING HISTORY 2005 TO PRESENT

None.

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).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

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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 regarding a public sewer that crosses the application site.

Countryside And Landscape Services - No objections.

ADVERTISEMENT

Extent of advertisement: Five 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? 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.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

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ANALYSIS

Policies: It is considered that the proposed development, which incorporates a full width two-storey 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. 30 Forest Hill. This property has an existing single-storey rear conservatory extension along the boundary with the application property. The outside wall of this conservatory is a solid brick wall, and therefore no light passes through this boundary treatment. Due to this existing development, it is not considered that the proposed development will have an unacceptable impact on any ground floor windows of the adjoining property. Furthermore, and in accordance with the above guidance, it is not considered that the proposed extension would have an unacceptable overbearing impact on the first floor bedroom window of the adjoining property to a degree to warrant a refusal of planning permission.

It should also be noted that as the adjoining property is to the west of the application property, there will be no loss of direct sunlight as a result of the development due to the trajectory of the sun.

Given its scale and site, coupled with the distance of separation, the proposed development will not have an unacceptable impact on the property to the east, i.e. No 26 Forest Hill. The proposed development is therefore considered acceptable subject to conditions.

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Comments from consultees: Dwr Cymru/Welsh Water provides advice to the developer regarding a public sewer that crosses the application site.

Comments from public: None at time of the preparation of the report.

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.
- 03) The development shall be carried out in accordance with the drawings submitted on 11 January 2016 as part of the application subject of this consent.
REASON: For the avoidance of doubt as to the extent of this consent.

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.
