

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0126/FULL 29.02.2016	Mr N George 20 Moriah Hill Risca Newport NP11 6PZ	Erect extension to side of property and carry out external works to provide three sheltered parking bays and patio area 20 Moriah Hill Risca Newport NP11 6PZ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the eastern side of Moriah Hill, Risca. Access to the property is via an existing track.

House type: A detached bungalow with a garden to the front, rear and side.

Development: Full planning consent is sought for the erection of a single-storey side extension and raised patio area to provide 3 sheltered parking bays.

Dimensions: The single-storey side extension measures 3.3 metres in width by 8.04 metres in depth. The proposed height is 5.2 metres high to the ridge of the main dwelling and 2.8 metres to the eaves.

The raised patio area with 3 sheltered parking bays directly below measures 17 metres in width by 5.3 metres in depth and 2.6 metres in height above the existing vehicular access to the property.

The application is reported to Planning Committee because the applicant is a County Councillor.

Materials: Rendered spar finish, concrete roof tiles and brown upvc windows and doors to match the existing dwelling for the single-storey extension.

Concrete block rendered spar finish for the retaining structure to form the sheltered parking bays with stone, timber and powder coated steel balustrade and handrails for the patio area.

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Ancillary development, e.g. parking: 3 additional parking spaces are provided.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways) and advice contained in the local authority's adopted Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales (January 2016) and TAN12: Design (March 2016).

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? As the application is for householder development, any coal mining legacy issues will be controlled by way of the building regulations.

CONSULTATION

Countryside And Landscape Services - No objection subject to the necessary conditions for bat roost and breeding bird provisions imposed upon the consent.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice placed on site and 9 neighbours were consulted.

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Response: No objections have been received at the time of writing the report. If any objections arise, these will be addressed to members during the presentation.

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? 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 main points to consider in the determination of this application are whether the proposals are acceptable from a design perspective and whether the proposals would have a detrimental impact on the amenity or privacy of the neighbouring dwellings.

The proposed two-storey side extension would be in proportion to the scale of the site and its design and materials are in keeping with the surrounding area and would respect the scale and form of the original building. The proposed extension is not set back from the existing property or set down from the ridge height of the main dwellinghouse as set out in Guidance Note 2 of the Local Authority's Adopted Supplementary Planning Guidance LDP7: Householder Developments (November 2010). In this instance it is not considered that the proposal is unacceptable as the property is one of a pair of detached bungalows in isolation which is accessed via a single track off Moriah Hill. It should be noted that the proposed window in the side elevation is positioned at an oblique angle and therefore will not affect the privacy or amenities of the nearby property, 36 Rosemount Avenue, Gelli Park.

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With regards to the retaining structure to form a raised patio area with 3 sheltered parking bays below, its scale, design and materials are in keeping with the host dwelling and of a similar proposal to the neighbouring detached property, 18 Moriah Hill, approved under planning reference 14/0381/FULL. The proposal will increase the amount of useable amenity space to the front of the property; however, it is considered that the proposed patio area would not have an adverse impact on the amenity or privacy of the residents at 18 Moriah Hill and the retaining structure will not be visible from the public highway.

In conclusion, it is considered that the proposed works are in keeping with the character of the host dwelling and would not have a detrimental impact on the privacy or amenity of neighbouring dwellings. As such the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: The Council's Ecologist raises no objection to the proposed works subject to the imposition of planning conditions for the provision of bat roosts and breeding birds within the site.

Comments from public: None at the time of writing 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 hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing numbers 20MH (05) 101, 20MH (05) 102, 20MH (05) 104 and 20MH (05) 105 received on 16 Feb 2016, (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.

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- 04) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on site full engineering details and structural calculations for the proposed retaining walls, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining walls additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety.
- 05) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new extension at 20 Moriah Hill, Risca, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning policy Wales and Tan 5 Nature Conservation and Planning.
- 06) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) in the new extension at 20 Moriah Hill, Risca, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

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.

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Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

