

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0678/FULL 28.08.2015	Mr G Jones 9 School Close Nelson Treharris CF46 6HZ	Erect a two-storey extension to incorporate existing detached garage and remodel the detached house including roof alterations to increase eaves and ridge heights 9 School Close Nelson Treharris CF46 6HZ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 9 School Close, Nelson, CF46 6HZ.

Site Description: Detached dwelling located within a residential housing estate in Nelson. The application site is bounded by residential properties and their curtilages to the north west (10 School Close) and to the south east (8 School Close). Other residential properties include 13 School Close located to the north-east across from a private drive serving 11 and 12 School Close which are located to the north west of number 10. A small lane runs to the south-west and open space with properties of Heol Islwyn beyond.

Development Description: Remodelling of existing house to include raising of eaves and ridge height, two-storey side extension to incorporate existing detached garage.

Dimensions:

Existing dwelling: Eaves height 3.2m, ridge height 7.3m.
Existing garage: 5.7m long by 5.1m; Eaves height 2.7m ridge 4.2m.

Proposed dwelling height: Eaves height 5.3m, ridge height 7.8m.
Two Storey Extension: 4.5m long by 5.1m wide, eaves height 5.3m, ridge height 7.2m.

Materials: Brick and roof tiles to match existing.

Ancillary development, e.g. parking: None.

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PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making).

Supplementary Planning Guidance Note LDP 7 (Householder Development): Proposals should not have an unacceptable overbearing effect on neighbouring dwellings.

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: 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? This is a householder application and so this matter is addressed if necessary through the Building Regulations.

CONSULTATION

Dwr Cymru - Public sewer crosses site.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 12 nearby properties. Following receipt of amended plans a reconsultation of neighbours was carried out.

Response: A letter of objection was received in relation to the initial consultation. Following the reconsultation on amended plans a further letter was received from the same objector reiterating their strong objection to the development.

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Summary of observations:

- Highlighting the level difference between number 9 and number 8 School Close and the plans fail to reflect this fact.
- The raising of ridge and eaves height will compound the difference between the ground levels.
- Guttering on the proposed extension will overhang the boundary.
- Disputes the car parking/applicant's land ownership shown on the submitted plans.
- The proposed two storey main building and extension is of a substantial nature/scale that would be visually dominant in relation to the existing property.
- Adverse impact on living conditions, outlook and open space and will have an overbearing effect.
- Close proximity of the proposal.
- Inappropriate design, the appearance is out of keeping and character with the properties in the vicinity.
- Query whether it is in accordance with Supplementary Planning Guidance LDP7.

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?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A survey was carried out and no evidence was found, 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 chargeable as the additional internal floorspace created is below 100 sq. m.

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ANALYSIS

Policies: The application was originally submitted with a two storey/first floor extension from the main dwelling to connect to and be constructed over the entire length of the existing detached single-storey garage. Following discussions with the applicant the scheme was amended to reduce the length of this extension element although this reduction was less than was requested by the case officer who recommended the first floor element be limited to 3 metres in length. The amended scheme still has a first floor element measuring 4.5 metres. The revised scheme incorporates a reconfigured roof arrangement over the remainder of the existing single storey garage which seek to reduce the massing on the boundary with the neighbouring property.

In terms of the visual impact of the development within the general streetscene it is noted that the properties on School Close are set back from the nearest local road behind timber fencing and the orientation of properties varies with the application property and the adjacent property to the north-west (no.10) orientated to face the local road but other properties within the locality have unfenestrated gable ends adjacent to the local road. At present the application property has a different style to number 10 having a steeper pitch and the unfenestrated side elevation of the detached garage visible. It is therefore considered in principle that the proposed development would have an acceptable visual appearance within the streetscene.

The main consideration in this application has been the impact on the amenity of surrounding residential properties. In particular there has been careful consideration as to whether the proposed alterations would have an unacceptable overbearing impact on neighbouring properties including number 8 School Close a detached dwelling whose curtilage abuts the application site.

Number 8 School Close has a slab level lower than the application property and its associated garage. The application dwelling's detached garage is located on the boundary line with number 8's rear garden area. The rear facade of number 8 faces north west towards the south-east side facing elevation of the application property which is proposed to have its eaves and ridge height increased. The relative positions of the two dwellings with number 8's footprint south-east of the majority of the application's dwelling's footprint means that views from the rear windows of number 8 will view towards the increased height of the main dwelling with a separation distance of approx 10-11m and more obliquely towards the two storey extension at distances of approximately 6.5m.

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The proposed two-storey extension although 4.5 metres in length starts from the existing dwelling house's side elevation approximately 1.7m within their plot and then will be constructed over the existing garage walling which forms the side boundary treatment with number 8 garden area. Therefore for a distance of approximately 2.8m the extension will be two-storey (constructed over the existing garage) on the side boundary line with number 8 with eaves heights of approximately 5.3m. This is higher than the existing garage eaves height of 2.6m and the ridge height of 4.2m. The proposed works to the existing garage roof reorientate the ridge from its present north-east to south-west alignment to a north-west to south-east alignment leading to a small reduction in massing on part of the boundary line as the eaves height of 3m will be less than some of the existing brickwork.

The relative levels of the two dwellings exacerbates the impact of the proposed development and the positioning of the existing garage with one of its side elevations forming the boundary treatment to the rear garden of number 8 increases the visual impact to the residents of number 8 of raising of the walling on the garden boundary. It is acknowledged that in amending the design the applicant has taken steps to reduce the massing of the proposed extension however it is considered that this has not been sufficient to avoid an unacceptable overbearing impact on the outlook from number 8 and within their rear curtilage area. The combination of the raising of the eaves height of the existing dwelling, together with the length of the two storey extension on the boundary line with number 8 which is sited at a lower level is considered to result in an unacceptable enclosing effect on the existing outlook and amenity enjoyed by number 8 School Close.

Number 10 School Close has an unfenestrated side elevation facing the application property. The application property is set forward of number 10 but it is considered that the increase in massing resulting from the development will not have an unacceptable impact on light or outlook to number 10.

It is considered that due to the scale and massing of the development on the outlook and amenity enjoyed by number 8 that the application should be refused.

Comments from consultees: The Council's Ecologist requested an initial bat survey be submitted for consideration as it was considered that there was potential for bat access. A survey has been submitted which indicates that there is no evidence of bats using either the roof space of the main dwelling or the garage.

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Comments from public: The concerns raised in relation to the impact of the development on the outlook and amenity of the objector have been considered within the body of the report. The applicant has indicated sufficient parking provision could be accommodated within land under their control and the objector has no provided substantive evidence to the contrary.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

This reason(s) for the Council's decision is/are

- 01) The development by reason of its scale and massing would have unacceptable enclosing effect resulting in an overbearing impact on the outlook and amenity enjoyed by the dwelling and amenity area of number 8 School Close. Such an impact is contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and the Local Planning Authority's Adopted Supplementary Planning Guidance Note LDP 7 (Householder Development).
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