

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0204/COU 05.04.2016	Mr A Gardner 63 High Street Pentwyn-mawr Newport NP11 4HN	Convert property to form a pair of semi-detached dwellings 63 High Street Pentwyn-mawr Newport NP11 4HN

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of High Street, Pentwyn-mawr.

Site description: Two storey detached four bedroom property with a garden to the rear. The property fronts onto High Street and to the side and rear is bounded by an access road serving a small residential development known as Cae Sheldon.

Development: Full planning consent is sought to sub-divide the existing dwelling into a pair of dwellings. Each dwelling would contain 3 bedrooms, a bathroom, a kitchen diner with wc and a lounge. The rear garden would be subdivided and 3 parking spaces will be provided for each dwelling, vehicular access will be shared to the side of the property facing onto Cae Sheldon.

Dimensions: The property has maximum dimensions of 9.67 metres in width by 9.46 metres in depth by 4.8 metres to the eaves and 8.4 metres to ridge height. It should be noted that there would be no change to the external dimensions.

Materials: UPVC windows, doors and storm porch with concrete tiles to match the host dwelling.

### Ancillary development, e.g. parking:

1. The door opening on the front elevation will be blocked up and 2 door openings will be created for each of the dwellings.
2. The central first floor window on the front elevation will be blocked up and replaced with 2 windows for each of the dwellings.
3. The ground floor window on the side elevation facing onto Cae Sheldon will be blocked up.

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4. The first floor window on the side elevation facing onto Cae Sheldon will be moved 0.6 metres to a more central position.
5. A first floor window will be inserted into the side elevation facing onto the side elevation of No.61 High Street.
6. A storm porch will be added to the front elevation above the front doors.
7. The central first floor window on the rear elevation will be blocked up and replaced with 2 windows for each of the dwellings.
8. The ground floor windows and doors on the rear elevation will be replaced with a single door and window for each of the dwellings and
9. 3 additional off street parking spaces are proposed to the rear of the dwellings.

#### PLANNING HISTORY 2005 TO PRESENT

None.

#### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within the defined settlement boundary of Pentwyn-mawr.

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways), SP5 (Settlement Boundary), SP6 (Place Making) and advice contained in the council's adopted Supplementary Planning Guidance LDP 5: Car Parking Standards and LDP7: Householder Development (2010).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: 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? The site is located within an area where no report is required, however standing advice will be provided to the applicant.

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### CONSULTATION

Dwr Cymru - Provides advice to be conveyed to the developer.

Transportation Engineering Manager - No objection raised subject to a highway safety condition.

Head Of Public Protection - No objection.

### ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site and 10 neighbours were notified by letter.

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: None.

### 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?

There are no specific crime and disorder implications material to the determination of this planning application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As the dwelling has been in lawful use for a continuous period of six months within the preceding 3 years, the proposed conversion is exempt from CIL.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance.

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The application property is located within the settlement boundary where the presumption of development is considered to be acceptable in principle, subject to the normal development management considerations. Therefore the main point to consider in the determination of this application is whether the proposal is acceptable in design terms and whether the proposal would impact upon highway safety and the privacy or amenity of occupiers of neighbouring residential properties.

In terms of the design, the introduction of a pair of semi-detached properties would not introduce a discordant element into the existing street scene and it is considered that the design, materials and scale of the alterations to the existing dwelling are such that there would be no detrimental impact on the character of the area.

With regards to highway safety, the vehicular access arrangements for entering or egressing from the application site will not differ from the current arrangements. It is accepted that the proposed development does result in the loss of the double detached garage within the rear curtilage serving the property, however, the resultant floor area of the garage will provide 4 off street parking spaces and a further 2 off street parking spaces can be provided which will not compromise the rear amenity space for each of the proposed dwellings. As such the proposal would not have a detrimental impact on the safe, effective and efficient use of the transportation network subject to the imposition of conditions.

Finally, whilst the sub-division of the property would intensify the existing residential use, it is considered that the proposal would not have an adverse impact upon the privacy or amenity of occupiers of the neighbouring property, No.61 and as such the proposal is acceptable in planning terms.

Comments from consultees: The concerns of the statutory consultees may be addressed by attaching appropriate conditions to any consent.

Comments from public: None.

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.

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- 02) The proposed development shall not be brought into beneficial use until after the areas indicated for parking and turning of vehicles has been laid out and constructed in accordance with the approved plan and those areas shall kept maintained free of obstruction for its intended use at all times.  
REASON: In the interests of highway safety.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No 3 and Drawing No 4 received on 03 March 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.
- 04) 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)

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: CW2, CW3 and SP5.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:  
<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

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Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com).

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

This Informative Note is valid from 1st January 2015 until 31st December 2016.

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

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