

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0225/FULL 22.03.2016	Mr & Mrs Jones Colinton St Martin's Crescent Caerphilly CF83 1ER	Replace garage with workshop/games room extension Colinton St Martin's Crescent Caerphilly CF83 1ER

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Colinton is at the northern end of St Martins Crescent, Caerphilly.

House type: The property is a detached house on a generously sized plot at the head of the cul de sac. The site is located to the south-west of Caerphilly Town Centre within a predominantly residential area. St Martins Close is a group of 15 detached and semi-detached houses of varying architectural styles.

Development: It is proposed to build a single storey detached building within the curtilage containing a garage, workshop, games room, kitchenette and shower room. The design incorporates a flat roof and bi-fold glazed panels. The garage occupies the space of an existing garage that would be demolished.

Dimensions: The overall length of the building is 16.6m. The width of the garage is 5.6m and the width of the games room is 4.7m.

Materials: A smooth render wall finish with timber panel detail is proposed with a flat roof and dark grey aluminium framed windows.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

14/0228/FULL - Erect extensions with internal alterations and refurbishments - Granted 08.07.14.

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## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement limits.

Policies: The following policies are relevant: CW2 (Amenity), CW3 (Highways) and supplementary planning guidance in LDP7 (Householder Development).

NATIONAL POLICY Planning Policy Wales 2016, and TAN 12 (Design) 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 within the coalfield and an advisory note is recommended for any permission granted.

### CONSULTATION

Dwr Cymru - Advice is provided for the developer.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a site notice and letters to 12 neighbouring properties.

Response: One response has been received.

Summary of observations: The letter raises concerns about loss of light, drainage and parking issues.

### 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?  
The proposed development is unlikely to have a significant effect on crime and disorder in the local area.

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### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in the context of national policy and policies in the Caerphilly County Borough Council Unitary Development Plan up to 2021 adopted November 2012. The main issues are the design of the proposed building, car parking provision and amenity considerations.

#### Design

The modern design incorporating a flat roof, plain render walls with timber panels and glazed bi-fold doors is in keeping with the main house, which has been renovated in the same style. The proposed development accords with the guidance in Guidance Note 3 of LDP 7 and TAN 12.

#### Amenity

The neighbouring house has two windows in the ground floor side elevation facing the shared boundary. These would be within one metre of the new extension, which is also set at a slightly higher level. However there are also windows in the front and rear elevations of the same room in the neighbouring house. The height of the proposed building slopes from 2.3m to 2.7m and projects only marginally beyond the rear wall of the neighbour's house. The garage would replace an existing structure and is lower in height than the existing pitched roof garage. Taking into account that a structure up to 2.5m high could be built within 2m of the boundary under permitted development rights or a fence of up to 2m on the boundary, it is not considered that any loss of amenity would be sufficient to warrant refusal of the application. The proposed development is, therefore, considered to be in accordance with policy CW2 in the adopted LDP.

#### Car parking

The house has four/ five bedrooms. Two car parking spaces would be provided in the new garage and two spaces are available on the drive. Therefore, the proposal meets with the criteria in LDP 5 Car Parking Standards and is in accord with policy CW3.

Comments from consultees: No objections have been received.

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Comments from public: Concern is raised about the following issues:

Loss of day light

Response: This is discussed above. It is not considered that loss of light to the windows facing the proposed extension would reduce the amenity of the neighbouring house to a degree that would warrant refusal of the application. The letter refers to a right to light as the windows have been in use for more than 20 years. This is a matter of common law and a separate issue from the planning application.

Drainage

Response: This is a matter that would be considered under the Building Regulations. However, a condition could be imposed on any planning permission granted requiring that details of the drainage arrangements be agreed before commencement of the works. This would avoid any issues caused by the difference in levels between the two properties.

Parking

Response: The proposal meets the relevant criteria for car parking standards in residential areas as discussed above.

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 development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:  
DWG AL(02)01 Proposed plans received on 9 March 2016  
DWG AL(02)02 Proposed elevations received on 9 March 2016  
DWG AL(02)10 Existing plans and elevations received on 9 March 2016.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Details of land drainage shall be submitted to and agreed in writing with the Local Planning Authority before the works commence and shall be carried out in accordance with the agreed details before the development is brought into use.  
REASON: To ensure that there is adequate drainage.

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04) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling at the site subject of this consent.

REASON: For the avoidance of doubt as to the nature of the approved development and to ensure that the development is not occupied as a separate unit of accommodation.

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, LDP7.

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

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