

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0520/FULL 21.04.2016	Mr S Skivens 8 Cae Ffynon Energlyn Caerphilly CF83 2UT	Install dormer window to front of property 8 Cae Ffynnon Caerphilly CF83 2UT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the northern side of Cae Ffynnon.

House type: The application property is a detached two storey dwelling with a single storey annexe to the side. It is finished in face brickwork with a tiled roof and it has a double drive to the front.

Development: The application seeks full planning consent for the construction of a dormer to the front roof plane of the single storey side annexe. It is proposed to erect a pitched roof dormer in the centre of the roof plane and set down from the ridge and back from the eaves. The dormer would create additional floor space to create an enlarged master bedroom.

Dimensions: The dormer measures 2.4m wide by 2.3m high.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 4 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on dormer windows and roof lights.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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Application No. 16/0520/FULL Continued

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is whether the proposed dormer would have a detrimental impact on the street scene. In that regard Guidance Note 4 of Supplementary Planning Guidance LDP7 Householder Development states that normally dormer windows are discouraged to the front of houses unless they are an existing feature of the area. Whilst there are no other dormers in this street, dormers of the type proposed here, on the catslide roof above a single storey side annexe, are a common architectural feature seen throughout the county borough. Guidance Note 4 goes on to state that dormers should be subservient to the roof slope and sets out other design criteria. It is considered that the proposal complies with this criteria and as such is acceptable in design terms.

There would be no impact on the privacy or amenity of neighbouring dwellings and there is no need for additional off street parking.

Comments from consultees: No objections raised.

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.

 - 02) The approved development shall be carried out in accordance with the following plans:
 - proposed floor plans
 - proposed elevationsas submitted with the application subject of this consent.
REASON: For the avoidance of doubt as to the extent of this consent.
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