

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0166/FULL 19.04.2016	Mr R Parr 69 Aberbeeg Road Abertillery NP13 2EQ	Erect a single-storey rear extension 34 Downey Grove Penpedairheol Hengoed CF82 8LE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at 34 Downey Grove, Penpedairheol.

House type: The house is a modern end link house on a residential estate.

Development: The proposed development comprises a single storey extension to provide a bedroom and shower room.

Dimensions: The extension would measure five metres from the rear wall of the house and approximately four metres wide.

Materials: The application states that the materials will match those of the host dwelling.

Ancillary development, e.g. parking: Not shown.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement boundaries identified in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Policies: The following policies are relevant to the determination of the application CW2 Amenity, CW3 car parking, SP6 Placemaking and Supplementary Planning Guidance in LDP 7 Householder Development.

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NATIONAL POLICY Planning Policy Wales 2016 and 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? The site is within the coalfield and an advisory note will be sent with any permission granted.

CONSULTATION

None.

ADVERTISEMENT

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

Response: Two letters of objection have been received.

Summary of observations: The grounds for objection are loss of light to the kitchen window and to the garden of an adjoining property.

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.

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.

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COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No, the extension is less than 100 square metres in floor area.

ANALYSIS

Policies: The application has been considered in the context of national policy and policies in the adopted local development plan. The main issues are considered to be:

Amenity

The rear wall of the existing house is 21 metres from the house at 1 Tansy Close but is set at an acute angle. The extension would bring the house 5m closer but, because of the angle and because a small, high level window is proposed on the rear elevation, it is not considered that there would be a significant impact on neighbouring houses in terms of loss of privacy.

The house is the end of a terrace of 6 houses, which are staggered in pairs. The houses are set on relatively small plots and the mid link houses have narrow gardens. If the extension was constructed, the adjoining house would be sandwiched between the wall of the adjoining house, which projects approximately 3m on one side and the 5m proposed extension on the other.

Design

The design of the extension incorporates a pitched roof with concrete tiles and facing brick external finish to the walls. The new building would extend across the full width of the existing house, which is 4m wide and would be 5m long. The rear elevation includes a high, horizontal emphasis window, which is somewhat at odds with the vertical emphasis windows in the windows of the upper floor.

Car parking provision

The house has a driveway at the side with space for two cars. The proposed extension would create an additional bedroom requiring the provision of an additional space, but the house would still be a small house and so it would not be reasonable to require an extra space.

Comments from consultees: No adverse comments have been received.

Comments from public: The comments received from neighbours have been taken into account in the recommendation. Loss of light and overshadowing of the principal rooms of the neighbouring house will affect amenity interests.

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Other material considerations: The fall-back position is that normally an extension of up to 4m in length can be built at the back of a house provided that the height does not exceed 4m and the eaves height does not exceed 3m within two metres of the boundary. The proposed extension would meet the height restrictions, although it is one metre longer than permitted development. However, when permission was granted for the estate, permitted development rights were removed for plots 108 to 113, which now relate to 34 to 39 Downey Grove.

Conclusion: Guidance in TAN 12 and LDP 7 recommends that extensions should have windows that are similar in size, shape, design and proportion to the existing house and should have regard to the existing arrangement of windows. The high level window proposed on the rear elevation is not in line with that guidance, but is acceptable on this small scale.

Because of the layout of the houses and the restricted curtilages, the proposed 5m long extension would have an unacceptable adverse impact on the amenity of the adjoining house, contrary to Policy CW2.

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposed development would have an unacceptable adverse impact on the amenity of the neighbouring house due to its scale and proximity to the shared boundary, contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
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