

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0569/FULL 05.07.2016	Mr Davies 54 Crown Lane Pontllanfraith Blackwood NP12 2GD	Erect a single-storey extension to rear of property 54 Crown Lane Pontllanfraith Blackwood NP12 2GD

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The application property is located on the eastern side of Crown Lane, Pontllanfraith.

House type: Two storey semi-detached property with a garden to the front and rear.

Development: Full planning consent is sought to erect a single storey extension to the rear elevation.

Dimensions: The proposed development measures 5.4 metres in width by 3.6 metres in depth, with a height of 2.4 metres to the eaves and 3.7 metres to ridge height.

Materials: Facing brick, concrete roof tiles and white upvc windows and doors to match existing.

Ancillary development, e.g. parking: Two velux roof lights are proposed.

**PLANNING HISTORY 2005 TO PRESENT**

None.

**POLICY**

**LOCAL DEVELOPMENT PLAN**

Site Allocation: The application property is located within the defined settlement boundary of Blackwood.

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Policies: CW2 (Amenity) and advice contained in the council's adopted Supplementary Planning Guidance 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.

### CONSULTATION

None.

### ADVERTISEMENT

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

Response: No representations have been received at the time of writing the report as the consultation period had not expired. If any representations are received, these will be reported at Committee.

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.

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Application No. 16/0569/FULL Continued

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal intends to create less than 100 square metres of additional internal floor area.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are whether the proposals are acceptable from a design perspective and whether the proposals would have a detrimental impact on the amenity or privacy of the neighbouring dwellings.

The proposed extension would be in proportion to the scale of the site and its design and materials are in keeping with the surrounding area and would respect the scale and form of the original building. Given the position of the development it will not result in an overbearing or overshadowing impact on the neighbouring properties, and there will be no loss of privacy as a result of the development. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension in the interests of the visual amenity of the surrounding area.

Therefore the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: No statutory consultees were consulted for this application.

Comments from public: None at the time of writing the report.

Other material considerations: The development is acceptable in all other areas.

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Application No. 16/0569/FULL Continued.

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 shall be carried out in accordance with the following approved plan and documents:  
  
Drawing Number 2 As Proposed received on 05.07.2016  
  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
  
- 03) 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.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

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

This Standing Advice is valid from 1st January 2015 until 31st December 2016.

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