

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0653/FULL 27.07.2016	Mrs A Hutchings 93 Gordon Road Blackwood NP12 1DS	Erect a single-storey extension to rear of property 93 Gordon Road Blackwood NP12 1DS

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Gordon Road, Blackwood.

House type: Two-storey mid terrace property with a small walled front garden and enclosed garden to rear.

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

This application is being reported to Planning Committee as the agent is related to a member of staff that works in the Planning Department.

Dimensions: The proposed extension measures 3.8 metres in width by 5.0 metres in length, with a height of 2.8 metres to the eaves and 4.0 metres to ridge height.

Materials: Render and concrete roof tiles to match existing.

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

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

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

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Policies: CW2 (Amenity), SP5 (Settlement Boundary), SP6 (Place Making) and advice contained in the council's adopted Supplementary Planning Guidance LDP7: Householder Developments (adopted 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

Dwr Cymru - A public sewer crosses the application site.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not Applicable.

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.

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COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as less than 100 square metres of additional floor space is proposed.

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: Dwr Cymru/Welsh Water provide advice to be conveyed to the applicant.

Comments from public: None.

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

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 development shall be carried out in accordance with the following approved plan and documents:
Drawing Number 2 Proposed Elevations received on 27.07.2016.
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.

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

