

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0610/RET 14.07.2016	Mr A Geran 98 Tredegar Street Crosskeys Newport NP11 7PQ	Retain garage with 3m roller shutter door for access 98 Tredegar Street Crosskeys Newport NP11 7PQ

**APPLICATION TYPE:** Retain Development Already Carried Out

### SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Tredegar Street, Crosskeys.

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 retain a garage to the rear of the property.

Dimensions: The garage measures 5.5 metres in width by 5.6 metres in length and measures 3.0 metres in height at the front of the garage and its monopitch slopes down to 2.5 metres in height at the rear.

Materials: Tyrolean rough cast render painted cream, grey roof sheet cladding, white upvc window and personnel door and a galvanised roller shutter door.

Ancillary development, e.g. parking: None is proposed.

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

### LOCAL DEVELOPMENT PLAN

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

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Application No. 16/0610/RET Continued

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways), SP5 (Settlement Boundary), SP6 (Place Making) and advice contained in the Council's Adopted Supplementary Planning Guidance LDP 5: Car Parking Standards and 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: One letter of representation has been received objecting to the development.

### Summary of observations:

1. The garage obstructs the views of Cwmcarn mountain.
2. Clothes drying on the washing line blow against the side of the garage.

### 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. 16/0610/RET 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 less than 100 square metres of additional floor space has been created.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This application seeks to retain a garage erected to the rear of 98 Tredegar Street. To the rear of the property a lane runs north to south adjacent to the allotment gardens. Many of the properties along the lane have erected outbuildings and garages to the rear and vary in size and design. The main points to consider in the determination of this application are whether the garage is acceptable from a design perspective and does its siting have a detrimental impact on the amenity of the neighbouring dwellings.

Whilst this application seeks to retain the garage, it should be noted that the applicant agreed to stop any further works to finish the tyrolean render of the garage until this application had been determined. The proposed garage is considered to be acceptable in terms of its setting, scale and materials.

With regard to the effect of the proposal on the amenity of the neighbouring dwelling at 100 Tredegar Street, the development does not result in any overbearing or any excessive overshadowing impact on the neighbours or cause any additional loss of privacy. Subject to a condition ensuring that the rendered finish is applied to the garage, the proposal accords with Policy CW2 of Caerphilly County Borough Local Development Plan up to 2021 (adopted November 2010).

Comments from consultees: There was no requirement to consult with statutory consultees for this application.

Comments from public: The objections raised are addressed below but the local planning authority can only determine the application based on the merits of the proposal and whether it accords with national guidance, local plan policies and supplementary planning guidance.

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Application No. 16/0610/RET Continued

1. The garage obstructs the views of Cwmcarn mountain - This is not a material planning consideration relevant to the planning decision.
2. Clothes drying on the washing line blow against the side of the garage - This may be an inconvenience but it would not amount to a reason to refuse planning permission. The gardens at these properties are large enough to accommodate alternative ways and locations for drying washing.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:  
Plans received on the 14.07.2016.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) The proposed external finish of the garage shall be carried out in accordance with the approved plans within two calendar months from the date of this consent unless another timescale is agreed in writing with the Local Planning Authority.  
REASON: In the interests of visual amenity.

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 and CW3.

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