

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0031/FULL 12.01.2017	Mr J Law 11 Maes-Y-Drudwen Caerphilly CF83 2QG	Erect two storey extension to the side of the property 11 Maes-Y-Drudwen Caerphilly CF83 2QG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 11 Maes Y Drudwen, Caerphilly, CF83 2QG.

House type: Semi detached residential dwelling within an existing housing development. To the north-west is the attached neighbouring residential property 9 Maes Y Drudwen. To the south east is the neighbouring property number 13 Maes Y Drudwen. To the north-east are the rear curtilage areas of 12 and 14 Llwyd-Y-Berth set at a higher level. To the south-west is Maes-Y-Drudwen road with residential properties beyond.

Development: Two storey extension. The extension would provide at ground floor level a study and kitchen and at first floor level two bedrooms and a bathroom.

Dimensions: 9.7 metres long by 2.7 metres wide with an overall height of 6.7 metres.

Materials: Face brickwork and concrete roofing tiles to match existing dwelling.

Ancillary development, e.g. parking: Driveway enlarged to provide three parking spaces.

PLANNING HISTORY 2005 TO PRESENT

16/0937/FULL - Erect two-storey extension to side of property - Refused 22.12.2016.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough - Local Development Plan up to 2021.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making).

Cont'd.....

Application No. 17/0031/FULL Continued

Supplementary Planning Guidance Note LDP7 - Householder Development (Revision Number 3, adopted January 2017).

NATIONAL POLICY Planning Policy Wales, 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? Low risk, attach informative note.

CONSULTATION

Dwr Cymru - Public Sewer Crosses site.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 15 nearby properties.

Response: One objection has been received in relation to the application.

Summary of observations:

- The proposed extension is not in keeping with the street scene and will have a terracing effect.
- It will have an overbearing impact on the natural light to the side and rear of the neighbour's property.
- It will impinge upon the neighbour's privacy.
- The building up at a higher level than my property would cause further damp issues in the neighbour's garage.
- Devaluation of 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?

It is not considered that crime and disorder will be materially affected by the development.

Cont'd.....

Application No. 17/0031/FULL Continued

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.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main issues to consider in the determination of this application is the impact of the development on the visual amenity of the area, the impact on neighbour amenity and highway considerations.

This application has been submitted following an earlier refusal of planning permission (16/0937/FULL). The original scheme has been amended to remove a front gable extension, lower the ridge height of the extension, provision of a setback from the principal elevation and reduce the length of a rear two storey projection.

The visual impact of the proposed development has been considered. It is noted that the design of the extension includes a setback (0.3m) from the principal elevation of the dwelling and a set down (0.3m) from the main dwelling's ridge height. It would extend to the side boundary line of the property and includes a projection behind the existing rear building line of 1.8 metres. The principal elevation of the extension will appear within the street scene to be broadly similar in appearance to an existing two storey side extension present on number 5 Maes Y Drudwen which is one of the neighbouring pair of semi-detached properties to the north-west. In addition a two storey side extension of a similar design has been approved (15/0569/FULL) but is not yet constructed on the attached neighbouring property number 9 Maes Y Drudwen. It is considered that the set down in roof height and set back from the principal elevation accords with the adopted Supplementary Planning Guidance Note LDP7 (Householder Development) to avoid the introduction of a terracing effect.

The proposed development is located on the south-eastern side of the dwelling and would increase massing to the boundary with the adjacent property number 13 Maes Y Drudwen. Number 13 has a single storey garage on the boundary with the application property and the main rear building line of number 13 is set back behind the application

Cont'd.....

Application No. 17/0031/FULL Continued

property. The fenestration in the main side wall of number 13 facing the proposed new development is limited to a first floor window understood to serve a non-habitable area. The new extension would extend beyond the rear wall of the garage of number 13 Maes Y Drudwen which has a glazed door and window openings and the extension would finish in a broadly similar position to the main rear building line of number 13 Maes Y Drudwen.

The impact of the development on the amenity currently enjoyed by the occupants of number 13 has been considered. In particular, whether the extension would have an unacceptable overbearing effect. The relationship between the main rear building lines of the two properties, where number 13 Maes Y Drudwen projects beyond the application property and the existing garage on number 13 Maes Y Drudwen reduces the impact of the development. It is considered on balance that the development would not have an unacceptable overbearing impact. It is considered that overshadowing or loss of light would not be so severe to warrant refusal of the application on this basis. The proposed extension would introduce fenestration including a first floor bedroom window closer to the common boundary than at present, but this window is on the rear elevation viewing primarily onto the applicant's garden. As such it is not considered to introduce unacceptable levels of overlooking to the rear amenity area of number 13 Maes Y Drudwen. It is also noted in terms of massing that the existing two storey extension on number 5 Maes Y Drudwen to the north-west has a similar relationship with an adjacent residential property and has a longer two storey rear projection than the current proposal.

The impact on the amenity of occupants of number 9 Maes Y Drudwen is considered to be acceptable and it is considered that there will be no unacceptable overlooking introduced by the development to the properties and their curtilage areas to the north-east (located on Llwyd Y Berth) nor to the properties across Maes Y Drudwen road to the south-west.

The proposed development includes provision at the frontage of the property for three car parking spaces which accords with adopted Parking Guidelines. It is therefore considered that the proposal meets the requirements of Policy CW3 (Highways).

It is considered that the development accords with adopted Local Development Plan policies SP6 (Placemaking), CW2 (Amenity) and CW3 (Highways), will not have an unacceptable impact on the amenity of any of the surrounding residential properties and is recommended for approval accordingly.

Comments from consultees: No comments have been received from the Council's Ecologist however previous comments made have recommended ecological enhancement be secured via planning condition.

Cont'd.....

Application No. 17/0031/FULL Continued

Comments from public:

- The proposed extension is not in keeping with the street scene and will have a terracing effect.

It is not considered a terrace effect will be created due to the design of the extension which includes a set down from main ridge height and the set back from the principal elevation of the host dwelling. A similar form of extension exists within the same street, two houses away and therefore it is considered that the extension would have an acceptable appearance within the street scene.

- It will have an overbearing impact on the natural light to the side and rear of the neighbour's property.

The adjacent property has limited fenestration on the side elevation of the property facing the development and the extension will not project significantly beyond number 13's rear building line. It is not considered that unacceptable loss of light to habitable rooms or curtilage areas will occur as a result of the development.

- It will impinge upon the neighbour's privacy.

It is not considered that unacceptable levels of overlooking would be introduced as a result of the development.

- The building higher level than my property would cause further damp issues in the neighbour's garage.

This is considered to be a civil matter between the two parties.

- Devaluation of Property.

This is not a material planning consideration.

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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.

Cont'd.....

Application No. 17/0031/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, received 12.01.17,
 - Block Plan, received 12.01.17,
 - Proposed Floor Plans, received 12.01.17,
 - Proposed Elevation Plans, received 12.01.17.
- 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.
- 04) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Advisory Note(s)

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.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

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

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: SP6, CW3.

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all

Cont'd.....

Application No. 17/0031/FULL Continued

works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

