

Application No 16/1062/FULL

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/1062/FULL 25.01.2017	Mr J Nicholas Glyn Gwyn Farm High Street Trethomas Caerphilly CF83 8FU	Demolish existing garage, alter and extend existing side annexe to form new double garage, first floor extension for games room and incorporate land as domestic curtilage Glyn Gwyn Farm High Street Trethomas Caerphilly CF83 8FU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Glyn Gwyn Farm, Trethomas, Caerphilly, CF83 8FU.

Site Description: The application site is a large detached house located at the northern edge of Trethomas. To the south of the site is a former railway bridge with a vehicle access linking down to High Street/Upper Glyn Gwyn Street. Three residential properties (Woodlands, Garth View and Lynburn House) are located approximately 18 metres from the southern edge of the application site. To the east are various barns/structures and open fields. To the west is an 'L' shaped workshop/garage building. North are fields with a row of electricity pylons beyond.

Development: Demolish existing garage, alter and extend existing side annexe to form new double garage, first floor extension for games room and incorporate land as domestic curtilage.

Dimensions:

Garage: 7 metres long by 7 metres wide with a height of 5.2 metres.
First floor Games Room/link: 7.5m long by 5.1metres wide, overall height 7m.
Area to be incorporated into domestic curtilage approximately 450 sqm.

Materials: None.

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Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

14/0444/FULL - Part demolish and erect extension to west elevation - Granted
28.07.14.

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) LE4 (Formal Leisure
Facilities), CF1 (Community Facilities), SP5 (Settlement Boundaries), HG1 (Housing).

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 area, attach
informative note.

CONSULTATION

Transportation Engineering Manager - No objection.

Countryside And Landscape Services - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour
notification letters were sent to 3 nearby properties.

Response: Two objections have been received in relation to the application.

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Summary of observations:

- Considers the advertised site address is incorrect.
- This is not a garage but is an engineering yard.
- The application refers to a separate site from the farm house. It is not connected to it and is on an elevated position.
- The application makes it sound like it is just knocking down an existing garage and re-building it. It is not. There is a strong possibility that they are building a separate dwelling for the future.
- The land is not part of the dwelling's curtilage/ownership.
- Expresses concern in relation to access to the property due to the access including a railway bridge. States that previous building work had resulted in the road being blocked.

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.

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 whether the proposed extension would harm the visual amenity of the area, neighbour amenity or be incompatible with Local Development Plan allocations.

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Application No 16/1062/FULL Continued

This application seeks permission to extend a detached residential dwelling on its northern side elevation. The property has previously been extended under permission (14/0444/FULL). The development would include constructing a first floor over an existing attached single storey store building to accommodate a games room. This would be linked at first floor level to a new double garage located on higher ground to the north of the property. At present the area where the double garage would be constructed is not within the dwelling's curtilage being on an adjacent parcel of land which has an existing corrugated sheet metal garage sited on it which would be demolished to facilitate the development. A separate small stone building is also present on the land sought to be included as residential curtilage.

The whole of the application site is within the defined settlement boundary. The new garage and proposed new curtilage area is on part of an adjacent field to the dwelling which is accessed via a separate field gate to the north of the property. The portion sought for inclusion within garden curtilage includes a stone building and the garage to be demolished. To the west of the proposed garage is an area of hardstanding and another larger 'L' shaped building outside of the application site.

It is considered that the visual impact of the development would be acceptable according with Policy SP6 (Placemaking). The existing corrugated metal sheet garage which would be demolished as part of the proposals is considered to be visually unappealing and whilst the development would increase the footprint of the already extended dwelling it would provide a more visually appealing linked garage structure which would be finished in materials to match the appearance of the main dwelling.

The impact on neighbour amenity is considered acceptable as there are no residential dwellings within 21 metres of the application site and those properties on High Street to the south of the application would be screened from the development by the existing dwelling.

The application site is part of large land allocations for several uses within the adopted Local Development Plan including housing under Policy HG.1.60, Leisure under Policy LE4.12 and Education CF1.33 (Former Bedwas Colliery). These designations cover a significant area of land (in the case of the housing allocation this encompasses an area of land in excess of 36 hectares). Therefore noting the relatively small area of land included within this application and the partial coverage of the land by existing buildings, it is considered that the proposed development would not have a material impact on the ability to implement the proposed land use designations.

The development proposed is considered to have an acceptable visual impact, no unacceptable impact on any residential properties and is considered acceptable in its size. It is recommended for approval accordingly.

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Comments from consultees: The Council's Ecologist has offered no objections to the development subject to informative notes and the provision of ecological enhancement including bird and bat boxes.

Comments from public:

- Considers the advertised site address is incorrect.

The application has been advertised using the address point data on the Council's Geographical Information System which accords with Royal Mail records.

- This is not a garage but is an engineering yard

The application has been amended to incorporate a change of use to domestic curtilage incorporating the garage. There is no planning history relevant to the garage; however, aerial photographs dating from 2001 appear to show the garage in situ and therefore would be immune from Planning Enforcement. The proposed change of use of the land to residential use and works to replace the sheet metal garage with a more visually appealing structure is considered acceptable.

- The application refers to a separate site from the farm house. It is not connected to it and is on an elevated position.

The applicant has amended the application to incorporate a change of use of land to domestic curtilage.

- The application makes it sound like it is just knocking down an existing garage and re-building it. It is not. There is a strong possibility that they are building a separate dwelling for the future.

It is noted that the garage structure includes a physical link to the main dwelling. A planning condition is proposed to be added requiring the garage and a separate existing outbuilding to be used for purposes incidental to the enjoyment of the main dwelling house.

- The land is not part of the dwelling's curtilage/ownership.

The applicant has amended the application to incorporate a change of use of land to domestic curtilage. The applicant has confirmed that he the owner of the land.

- Expresses concern in relation to access to the property due to the railway bridge. Previous building work has resulted in the road being blocked.

It is considered that the development is of relatively modest scale and should problems occur during construction this would be a matter for enforcement by the police.

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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.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Proposed Floorplans, received 9th December 2016,
 - Proposed Elevation plans, received 9th December 2016,
 - Site Location Plan, received 9th December 2016,
 - Curtilage Plan, drawing reference Plan 1, received 19th January 2016.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The garage hereby approved and the existing stone outbuilding included within the land subject to the change of use (as defined in condition 6) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Glyn Gwyn Farm.
REASON: In order to retain control over the future use of the buildings in the interests of the amenity of the area.
- 04) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new garage at Glyn Gwyn Farm, Trethomas, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new garage hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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- 05) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling or Swift) in the new garage at Glyn Gwyn Farm, Trethomas, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new garage hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 06) The land hereby approved for change of use to garden land is restricted to that land north of the application dwelling as defined by the red diagonal lined area shown on drawing reference 'PLAN 1' and appearing on the drawing key with the title "Area to be incorporated as domestic curtilage."
REASON: To define the scope of the permission.
- 07) 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)

Please find attached the comments of The Council's Ecologist that are brought to the applicant's attention.

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

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for

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birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

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

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, CW2.

