

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0412/FULL 30.05.2017	Mrs T Etheridge 13 Raglan Close Cefn Fforest Blackwood NP12 1GA	Construct a rear dormer loft conversion 13 Raglan Close Cefn Fforest Blackwood NP12 1GA

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located on the south-western side of Raglan Close, Cefn Fforest.

House type: Semi-detached bungalow with a garden to the front and rear.

Development: Planning permission is sought to erect a box dormer on the rear elevation of the building. The development will provide one additional bedroom and bathroom.

Dimensions: The proposed dormer measures 6.4 metres in width by 2.35 metres in height and projects 4.35 metres in depth.

Materials: White upvc cladding to match the adjoining dormer.

Ancillary development, e.g. parking: One additional off-street parking space will be provided.

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within settlement limits.

Policies: SP6 (Place Making), CW2 (Amenity) and advice contained in the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017) and LDP 5: Car Parking Standards (January 2017).

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NATIONAL POLICY Planning Policy Wales Edition 9 (November 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 application property is located within an area where no coal mining report is required, however standing advice will be provided.

### CONSULTATION

None.

### ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance, however six 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 application.

### 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.

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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: This proposal is reported to Planning Committee because the applicant is related to a Member of this Council. The application has been considered in accordance with National Plan Guidance, Local Plan Policies and Supplementary Planning Guidance. The main issue in the determination of this planning application is considered to be the effect that the development has upon the streetscene and the amenity of the residents of the neighbouring properties.

In that regard, whilst the proposal does not accord with the guidelines set out in Guidance Note 4 of the local authority's adopted Supplementary Planning Guidance LDP7: Householder Developments (January 2017), the proposal should be assessed in relation to the context of the surrounding area. That said, the adjoining bungalow has an existing flat roofed box dormer on the rear roof plane and in this instance, the proposed development and its materials sits comfortably within the context of the existing streetscene. In light of this, it is not considered that the proposed development would detract from the visual amenity of the area and would have little or no impact on the amenities received by the neighbouring properties with regard to the required privacy distance. It is noted that the internal alterations in addition to the rear dormer will provide one additional bedroom, and therefore one additional off-street parking space will need to be provided. This will be secured by way of condition to ensure that the proposed works would have no detrimental impact on the safe, effective and efficient use of the transportation network.

In conclusion, it is considered that the proposed works are in keeping with the character of the host dwelling and would not have a detrimental impact on the privacy or amenity of neighbouring dwellings. As such the proposal accords with Policy CW2 of Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: None.

Comments from public: Not Applicable.

Other material considerations: None.

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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:  
Dwg No: 7/5/17-1 Proposed Floor Plans and Elevations received on 11.05.2017  
Dwg No: 7/5/17-2 Proposed Block Plan and car parking layout received on 09.06.2017  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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 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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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](http://www.gov.uk/government/organisations/the-coal-authority)

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.

