

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0418/FULL 15.05.2017	Mr L Thomas 5 Taf Olwg Nelson Treharris CF46 6JL	Erect two storey side extension and alter single storey rear structure 5 Taf Olwg Nelson Treharris CF46 6JL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 5 Taf Olwg, Nelson, Treharris, CF46 6JL.

House type: Semi-detached dwelling within an existing housing estate fronting eastwards onto Taf Olwg road with residential properties beyond. To the north is number 3 Taf Olwg one of an adjacent pair of semi-detached properties, south is the attached neighbour (7 Taf Olwg). To the west is a rear parking court and the rear curtilage area of a semi-detached property (4 St John's Lane). Other properties in St John's Lane and Taff Olwg lies beyond the parking court further to the west.

Development: Two-storey extension to the side of existing property and alterations to the single storey structure to rear. The extension will provide a enlarged kitchen area and integral garage at ground floor and bedroom with extended bathroom at first floor level. The property is currently a three bedroom dwelling and an existing bedroom is shown to be utilised as an office in the proposed plans.

Dimensions:

Side Extension

- 2.7m wide by 8.7m long at ground floor and 7.4m long at first floor with an overall height of 7.1m.

Single Storey Rear Extension

- 4.9m wide by 3.7m long with an overall height of 3.4m.

Materials:

Existing

- Walls Brickwork, roof Concrete tile.

Cont'd.....

Application No. 17/0418/FULL Continued.

Proposed:

- Wall Brickwork and Render. Roof: Concrete tile.

Ancillary development, e.g. parking: Additional parking space on driveway proposed.

PLANNING HISTORY 2005 TO PRESENT

17/0112/FULL - Erect a two-storey extension to the side of property and alterations to single -storey structure to the rear - Withdrawn 30.03.17.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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.

Cont'd.....

Application No. 17/0418/FULL Continued.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions addressing detailed highway considerations.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 10 nearby properties.

Response: No responses were received relative to the consultation exercise.

Summary of observations: None.

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: This application is reported to Planning Committee as the applicant's spouse is an employee of the Council.

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the impact of the visual appearance of the development on the character of the area.

Cont'd.....

Application No. 17/0418/FULL Continued.

The application property (5 Taf Olwg) is located within Taf Olwg road which has a staggered building line on the western side. The neighbouring property to the north (3 Taf Olwg) has its footprint located further forward than the application property with the rear building line of the application property projecting behind the rear building line of number 3 (circa 2.5-3m). Number 3 Taf Olwg has an existing two storey side extension approved and constructed under permission (P/97/0143).

A previous application was withdrawn by the applicant prior to being brought before Members at Planning Committee which was recommended for refusal because of it being considered to have an overbearing and enclosing impact on the adjacent property and rear curtilage area of number 3 Taf Olwg and an unacceptable impact on the light outlook and level of amenity of its occupants.

The current application has introduced some changes to the previously withdrawn scheme. To address concerns in relation to the impact on the adjacent property to the north (3 Taf Olwg) the first floor element of the side extension has been stepped back by approximately 0.6m and the ridge height of the extension stepped down 0.3m from the main roof height. It is noted that due to the relative footprints of the two dwellings the proposed extension will still project behind the rear building line of 3 Taf Olwg. The nearest fenestration on the rear of 3 Taf Olwg approved under permission P/97/0143 serve a ground floor kitchen and an upper floor bathroom window which are both not classified as principal rooms within adopted Supplementary Planning Guidance LDP7 (Householder Development).

The impact on neighbour amenity on number 3 Taf Olwg has been considered. No objections have been received relative to the current application, nor were received to the withdrawn scheme. The reduction in the size of the two storey element is considered to reduce the impact on the occupants of number 3 Taf Olwg. On balance it is considered that the proposed extension will not have an unacceptable impact on light, outlook or overshadowing to number 3 Taf Olwg. The attached neighbouring property (7 Taf Olwg) to the south will be screened from the side extension by the existing portions of the application property. The single storey rear extension will replace an existing conservatory and is considered to have an acceptable impact on the levels of amenity currently enjoyed by the occupants of number 7 Taf Olwg. It is considered that no unacceptable overlooking will occur from the development, properties to the west on Taf Olwg and St John's Lane are at angled orientation to the development and there would be acceptable separation distances to curtilage areas and facades.

Cont'd.....

Application No. 17/0418/FULL Continued.

In terms of the design of the extension it will appear similar in appearance to the existing side extension on number 3 Taf Olwg which is stepped forward of the application dwelling. The difference in the front building lines between those two properties also means it is not considered to have an unacceptable terracing effect within the street scene.

The proposed extension will have an acceptable visual impact, impact on the amenity of occupants of neighbouring properties and suitable parking provision according with adopted Local Development Plan Policies SP6 (Placemaking), CW2 (Amenity) and CW3 (Highways). It is recommended for approval accordingly.

Comments from consultees: Transportation Engineering Manager has offered no objections to the development and planning conditions are proposed to be attached to the permission requiring parking spaces to be surfaced and made available prior to the occupation of the extension.

Comments from public: None.

Other material considerations: The submitted plans have annotations indicating the building line of number 3 Taf Olwg. It is noted that these do not reflect the actual position of the footprint of number 3 Taf Olwg and therefore an assessment of the likely impact of the development of the proposal was undertaken by the Local Planning Authority and found to be acceptable.

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. 17/0418/FULL Continued.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Combined Plan, drawing reference Drawing No.1, received 15.05.17,
- Site Location Plan, block plan and section, drawing reference Drawing No.2, received 15.05.17.
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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 05) The extension shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and shall have been surfaced in a porous or permeable permanent material that do not result in loose material being deposited on the highway (i.e. porous bitumen, self draining pavements). Those parking areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 06) Rainwater run-off shall not discharge into the highway surface-water drainage system.
Reason: In the interests of Highway Safety.

Cont'd.....

Application No. 17/0418/FULL Continued.

Advisory Note(s)

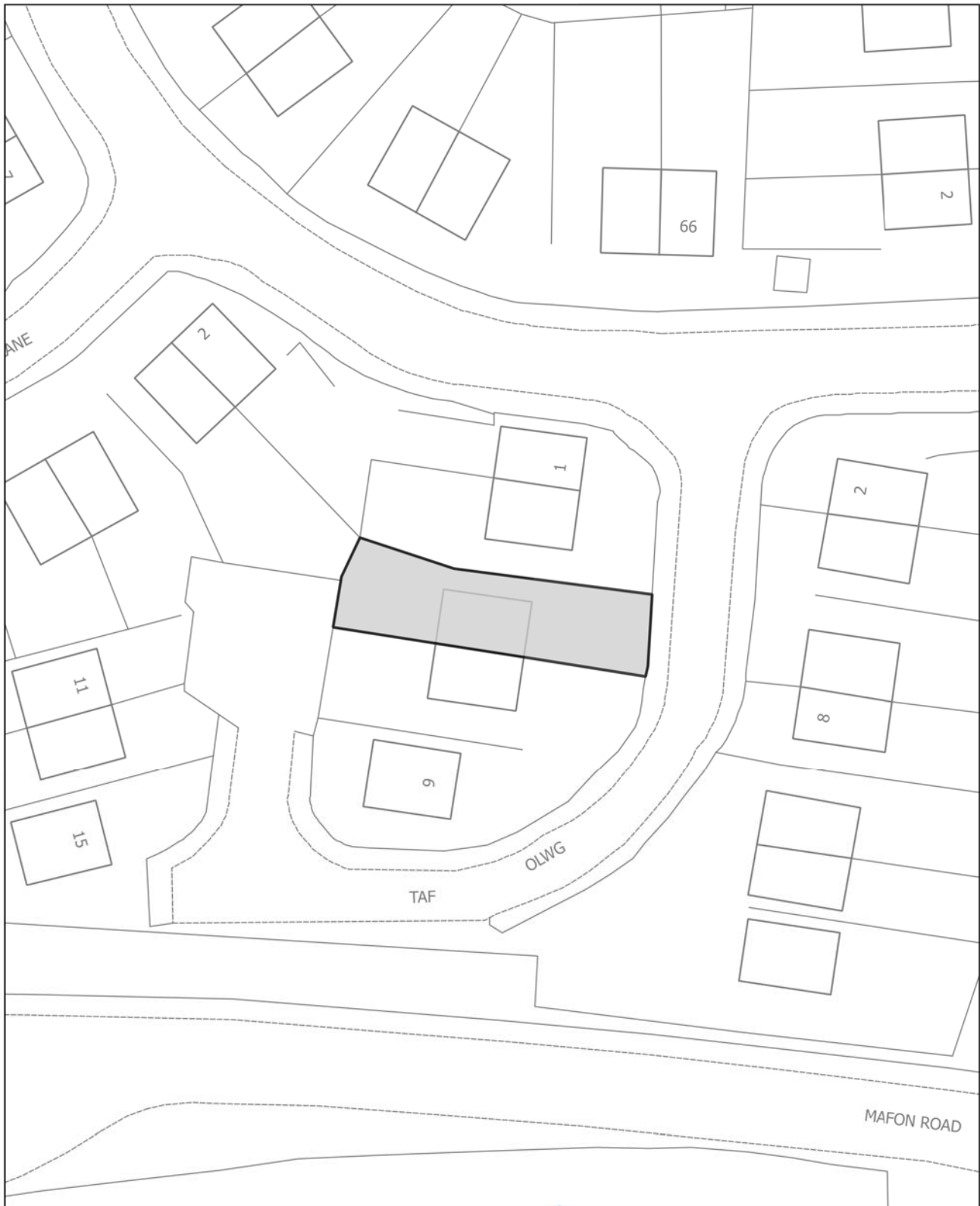
The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

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 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 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.



OS Products: © 100025372, 2015. MasterMap™, 1:10000, 1:25000, 1:50000, 1:250000,
Image Layers: © 2006 produced by COWI A/S for
the Welsh Assembly Government's Department for Environment, Planning and Countryside.
© GeoInformation Group 1948, 2001, 2004-5,
© The Standing Conference on Regional Policy in South Wales (1991),
© BlomPictometry 2008.