

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0426/FULL 18.05.2017	Mr & Mrs Edwards Sunny Cottage Mountain Road Bedwas Caerphilly CF83 8ES	Erect new sun room to west elevation of existing house Sunny Cottage Mountain Road Bedwas Caerphilly CF83 8ES

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Sunny Cottage, Mountain Road, Bedwas, Caerphilly, CF83 8ES.

House type: A detached property located to the west side of Mountain Road, Caerphilly. To the north are fields, to the west and south is the curtilage of a detached dwelling (Rockleize), to the east is Mountain Road with residential properties beyond.

Development: Erect new sun room to west elevation of existing house.

Dimensions: 3m wide by 3.4m deep with a height of 3.6m.

Materials: Rendered walls with a slate roof.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

10/0006/FULL - Erect two-storey rear bathroom and utility room extension and associated alterations - Granted 11.02.10.

### 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).

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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.

### CONSULTATION

CADW - The proposed sun room extension lies c 180m north west of scheduled monument Bedwas Churchyard Cross (MM143). The cross is located on the south side of St Barrwg's Church which lies between it and the proposal. There will be no effect on the monument's setting.

### ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letter.

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.

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### 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 being reported to planning committee as the agent's spouse is an employee of the Authority. It 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 visual appearance of the development on the character of the area. The design of the extension is acceptable, it is noted that the dwelling has been subject to several extensions in the past, however the current proposal represents a relatively modest addition to the property. The design accords with adopted Local Development Plan Policy SP6 (Placemaking) and Supplementary Planning Guidance LDP7 (Householder Development).

A detached property (Rockleize) is located south-west of the application dwelling at a lower level and its extensive curtilage abuts the application site to the west and south. The proposed extension is single storey and there is approximately 7 metres separation distance from it to the nearest part of Rockleize's curtilage. There is approximately 19 metres between the proposed extension and the facade of Rockleize and any views from the extension towards windows in Rockleize will be angled. In addition there is some existing hedgerow screening present on the boundary between the two properties. The impact on the amenity of the occupants of Rockleize is considered to be acceptable. The proposed extension will be substantially screened from views to the east by the existing dwelling house and it is not considered that any properties on the eastern side of Mountain Road will be materially affected by the development. The development complies with the criterion of Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

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The application dwelling would retain sufficient amenity space and parking area following the development.

The proposed development is appropriate in terms of scale, form and appearance and will not have an unacceptable impact on the amenity levels currently enjoyed by the occupants of the neighbouring dwelling. It is recommended for approval accordingly.

Comments from consultees: None.

Comments from public: None.

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 Elevations, drawing reference no. AL(00)001, received 18.05.17  
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.

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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](http://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: CW2 and CW3.

