

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0487/FULL 20.06.2017	Mr Carter 4 Skomer Island Way Caerphilly CF83 2AR	Erect two storey side and rear extensions 4 Skomer Island Way Caerphilly CF83 2AR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 4 Skomer Island Way, Caerphilly CF83 2AR.

Site Description: Semi-detached property located at the north eastern end of Skomer Island Way. To the west is the attached neighbouring semi-detached property (6 Skomer Island Way), north is an area of woodland, east is a Pavilion and car park serving a playing field, south is Skomer Island Way.

Development: Two storey side and two storey rear extension. The development would provide a garden store, enlarged kitchen/dining area and sitting room at ground floor level and third bedroom and enlarged accommodation at first floor level.

Dimensions: The two storey side extension tapers along the boundary and ranges in width from approximately 2m wide to 3m wide and is 6 metres in length. The overall height is 6.8m.

The two storey rear extension is 4.5m in length by 3.9m in width with an overall height of 5.9m.

Materials: The side extension is proposed to be constructed of a buff brick with tiled roof to match the existing dwelling house. The rear extension is proposed to be finished in a standing seam metal cladding.

Ancillary development, e.g. parking: Three parking spaces.

PLANNING HISTORY 2005 TO PRESENT

P/04/1926 - Erect residential development and associated works. Granted 18.08.2005.

07/1266/FULL - Re-plan of plots 49-52, 65-67 and 78-87 omitting plots 53, 70 and 88-91. Granted 06.02.2008.

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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? This is a low risk area, and it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Head Of Public Protection - No objection subject to a condition related to requiring suitable gas protection measures.

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

ADVERTISEMENT

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

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

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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: 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 visual appearance of the development on the character of the area. This application is reported to planning committee because the Agent's spouse is employed by the Authority.

Prior to submitting the planning application the applicant had entered pre-application discussions with the Local Planning Authority with a design that comprised a side extension with a flat roofed design and contrasting timber finish to the dwelling. Following concerns expressed by the Local Planning Authority the applicant has redesigned the side extension to provide a more traditional front elevation to the side extension. The submitted planning application however differs from the pre-application submission in that the rear two extension was not present on the pre-application which had a single storey extension. It is understood that site constraints in the form of drainage led to a redesign.

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The visual impact of the proposed development has been considered in relation to the plot's position which is viewed over a distance when entering the residential housing estate accessed via Skomer Island Way. The side extension has a traditional gable roof pitch to the front elevation and the rear portion will have a parapet roof with a brick finish to the side elevation. This is considered to provide an acceptable visual appearance to the front and side elevation of the dwelling which are the most prominent elevations in the street scene. The rear gable extension is proposed to be finished in a contemporary metal seam cladding which subject to agreement with the Local Planning Authority over the type of cladding to be used is considered to be visually acceptable for a structure on the rear elevation of the dwelling.

The impact on the amenity of the neighbouring property (6 Skomer Island Way) has been considered. The side extension is mainly screened from the neighbouring property by the applicant's existing dwelling house. The proposed rear extension is stepped off the boundary by approximately 2 metres. The height of the two storey rear projection is 5.9m which is 1.6m lower than the existing main ridge height. It is noted that closest windows on the neighbour property (6 Skomer Island Way) serve a kitchen at ground floor and bathroom at first floor which are not defined as principal rooms within the adopted Supplementary Planning Guidance Note LDP7 (Householder Development). The length of the rear extension is 4.5m and the agent has sought to demonstrate that the impact on light and outlook will not be unacceptable to the neighbouring dwelling by indicating the extension in relation to the neighbour's ground floor kitchen window because the extension will not breach a theoretical 45 degree line when drawn from the centre of this window on elevation. It is noted that a 45 degree line drawn on plan would be breached by the new extension indicating that there will be some negative impact on light received to the neighbour's kitchen window. There has been no objection received in relation to the application and whilst the rear extension will be significantly visible from the rear fenestration and amenity space of the neighbouring property, on balance it is considered that it would not result in an unacceptable overbearing impact nor have unacceptable impact on light, outlook or overshadowing. It is considered that other properties in the site vicinity would be impacted to a lesser degree by the development.

A proposed additional parking space will be provided to the front of the property and sufficient amenity space would be retained by the property following the development.

The proposed development has an acceptable appearance in the street scene, impact on neighbour amenity and adequate parking provision according with adopted Local Development Plan Policies SP6 (Placemaking), Policy CW2 (Amenity) and CW3 (Highways). It is recommended for approval accordingly.

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Comments from consultees: These have been addressed by the imposition of planning conditions.

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:
- Combined Plan, drawing reference AL 00 001 revision E, received 18.07.17.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of work on site a scheme shall be submitted to and agreed with the Local Planning Authority to confirm that the construction works shall be undertaken in a manner that would not undermine the integrity of the horizontal vapour barrier or other protective measures incorporated as part of the remediation works relating to planning permission P/03/0926, and that any appropriate gas protection measures will be incorporated into the design. The development shall thereafter be carried out in accordance with the agreed scheme.
REASON: In the interest of public safety.
- 04) Prior to the construction of the external surfaces of the development hereby approved details/samples of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.

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- 05) 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.
- 06) The extensions shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the satisfaction of the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 07) The proposed parking area shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc are not carried on to the public highway.
REASON: In the interests of Highway Safety.

Advisory Note(s)

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).

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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

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: CW3, SP6.

For the avoidance of doubt the application boundary this application has been determined on is the redline which appears on the proposed site layout plan on drawing reference AL 00 001 revision E.

