

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0539/FULL 27.06.2017	Mr A Webley 14 Conway Road Trinant Newport NP11 3JN	Erect single-storey kitchen extension to rear of dwelling 14 Conway Road Trinant Newport NP11 3JN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the north side of Conway Road, within close proximity to the junction with Trinant Primary School.

House type: A mid-link terrace property.

Development: The erection of a rear extension that will be on the eastern side of the property.

Dimensions: The proposed extension measures 4.95m long by 2.93m wide. The roof of the extension will be pitched on all three sides, and the proposed height to the eaves is 2.3m and to the ridge is 3.0m high.

Materials: To match the existing dwelling render and brickwork would be used, brown UPVC windows and doors and concrete roof tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

Site Allocation: The site lies in the settlement limits of Trinant.

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Policies: Policy CW2 (Amenity) and guidance contained in LDP7: Householder Development.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (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 site lies in a low risk coal mining area. Information will be provided to the applicant should a positive recommendation be made.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and neighbour letters to 3 nearby properties.

Response: Three responses were received. Two were in objection to the application and one provided drainage comments.

Summary of observations:

In objection:

- Extension will block natural light into the living rooms of both No. 12 and No. 16;
- Extension will block view and create outlook onto a brick wall;
- Quality of life will be affected by the development;
- Applicant lives by himself, therefore the extension is not justifiable;
- Extension will devalue No. 16;
- Extension will prevent future development of a conservatory at No. 16;
- Extension will be in brick, which is not in keeping with other extensions on the street.

General comment

- No objection, provided the ground level is not dropped at the edge of the school field as there are drainage issues.

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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? Crime and disorder are not considered to be issues in the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes, the scheme is CIL liable and is within the mid-range viability zone, however as the proposed floorspace is less than 100sqm it is exempt from the charge.

ANALYSIS

A request has been made by the Crumlin ward Members for this application to be presented to Planning Committee.

Policies: This application has been considered in accordance with Local Plan Policy and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an overbearing impact on the adjacent dwellings at numbers 12 and 16 Conway Road.

In terms of design, the scheme is considered acceptable as the materials proposed are to match the existing dwelling house, the pitch of the roof is relatively low, and the upper windows are not to be replaced. The inclusion of the UPVC patio door is central and thus do not provide an unbalanced view. The design of the extension is in keeping with the host dwelling and proposed extension is therefore considered acceptable.

With regard to the potential overbearing impact on the adjacent dwellings, the impact on No. 12 will be significantly less than that at No. 16, as the extension is on the eastern elevation of the host property. Consideration must be given to the size of extension that could be erected under permitted development rights. In this specific location, a rear extension of up to 4 metres could be erected across the entire width of the property, without the need for planning permission. Therefore, the main consideration in the determination of this application is whether the additional 0.95 metre would have an adverse impact on the neighbouring occupiers.

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Guidance contained in LDP7: Householder Development states that

"Extensions and conservatories should not cast large shadows over, or have an overbearing impact on, a neighbour's house or garden. As a general rule single storey extension on the common boundary and near to a ground floor window of any principal room should be no longer than 4 metres however these limitations can be exceeded depending on the context of the proposed extension. Those that are pertinent to this application are:

- Orientation of the house;
- Location of any neighbouring windows and the rooms they serve;
- Where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property."

The rear elevations of the properties along Conway Road are north facing, thus the amount of direct sunlight into the windows of the dwelling houses is limited, given the orientation and movement of the sun.

In the mornings, the proposed extension would project minimal shadowing onto No. 12, given that there is a close boarded fence separating both properties and a shed at No. 12, the impact will not be significant enough to cause a negative impact. However, the impact on the living room of No.16 would need to be carefully considered. When assessing the impact using the 45 degree rule, the line is breached at approximately 1.5m on the extension. As permitted development allows a 4m extension to the rear of the property in this location, the additional 0.95m impact would be negligible. With a proposed extension of this length, a concern would be whether another extension on the other side of No. 16 would lead to a tunnelling effect. The open aspect of the rear at No. 16 coupled with it being an end of terrace, would mean that the potential for a tunneling effect upon the residents of No. 16 very limited.

The design of the scheme minimises the impact the development would have on the adjoining property. The height of the eaves and ridge of the roof are low, and only take into account general head height. The extension is also set in slightly from the boundary wall by 0.13m, which will allow for the overhang and guttering (however these are not shown on the plan and a condition would need to be attached requiring these to be confirmed prior to commencement of works).

Given the orientation of the property, the open aspect of the garden at No. 16 and the fact that it is an end of terrace dwelling means that that on balance the proposal will not have a sufficient impact enough to warrant a refusal, especially when the fall-back position is a very slightly smaller extensions that could be erected under permitted development rights. As such, planning permission for this extension is recommended for approval.

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Comments from consultees: None.

Comments from public:

- Extension will block natural light into the living rooms of both No. 12 and No. 16 - This is discussed in the report above.
- Extension will block view and mean outlook would be onto a brick wall - Loss of view is not a material planning consideration. Furthermore, the extension will be finished in a matching render. A slightly smaller extension of 4m could be constructed under the Permitted Development rights and would not require formal planning approval.
- Quality of life will be affected by the development- A slightly smaller extension of 4m could be constructed under the Permitted Development rights and would not require formal planning approval.
- Applicant lives by himself, therefore the extension is not justifiable - This is not a planning consideration.
- Extension will devalue No. 16 - This is not a planning consideration.
- Extension will prevent future development of a conservatory at No. 16 - As the extension is slightly set back off the boundary, the future development of a conservatory at No. 16 would still be possible.
- Extension will be in brick, which is not in keeping with other extensions on the street - The extension will be finished to match the existing dwelling.
- Ground level at the edge of the school field - This proposal does not include the altering of the ground level.

Other material considerations: None.

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.

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- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1077/1 received 27/06/2017; and
Drawing No. 1077/2 received 27/06/2017.
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) Prior to the commencement of the development hereby approved details of rainwater goods and surface water disposal shall be submitted to and agreed in writing with the Local Planning Authority and the development shall thereafter be completed in accordance with the agreed details.
REASON: To ensure adequate drainage.

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.

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.

