

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0668/FULL 03.08.2017	Mr & Mrs Lidbury 88 St David's Way Watford Caerphilly CF83 1EZ	Erect extensions and alterations to remodel rear of property 88 St David's Way Watford Caerphilly CF83 1EZ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 88 St David's Way, Watford, Caerphilly, CF83 1EZ.

Site Description: Semi-detached property fronting north-west onto St David's Way. To the north-east is the attached property number 90 St David's Way. To the south-west is the neighbouring semi-detached property, number 86 St David's Way. To the south-east is woodland.

Development: This application seeks planning permission to erect extensions and alterations to remodel the rear of the property. The property is currently a four bedroom dwelling. A proposed single storey extension would replace an existing conservatory and provide a dining room plus a new lounge area. The first floor extension would provide a new expanded landing area and enlarged bedroom with robing area.

Dimensions:

Rear single storey extension: 3m in depth by 8.3m in width with a height of 3.5m
First Floor Extension: 3.5m in depth by 2.8m in width with an overall height of 7m with eave height of 5.5m.

Materials:

Walls: Buff coloured brick to match existing dwelling.
Roof: Tiles to match the existing dwelling except a new flat roof element which will be finished with a dark grey single ply membrane.

Ancillary development, e.g. parking: Alteration to rear fenestration to provide new glazing with Juliet balconies, installation of a roof and provision of new steps to garden.

Cont'd.....

Application No 17/0668/FULL Continued.

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 within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making).

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? The application site is partially within a high risk area, and so it is intended to attach an informative note about mining conditions in the area.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 2 nearby properties.

Response: At the time of writing this report no representations had been received however the consultation period had yet to elapse. Any representations received following the completion of this report will be verbally reported to Members at Planning Committee.

Summary of observations: None.

Cont'd.....

Application No 17/0668/FULL Continued.

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 liable for CIL at the higher rate but it 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 consideration for the application is the impact of the development on neighbour amenity. The application is being reported to Planning Committee as the spouse of the agent is an employee of the Authority.

The application property is a dormer style bungalow which has been subject to extensions in the past which include a rear two storey gable projection and single storey extensions at the rear with a conservatory beyond. The general topography is such that the land reduces to the rear (south-east) and the rear gardens are at a lower level than the dwellings.

The proposed single storey extension would replace the existing conservatory which lies on the boundary with the attached neighbouring bungalow (90 St David's Way) and the replacement structure would extend across the width of the application property. The new single storey extension would have a flat roof and would provide a new dining room and lounge area. The existing conservatory has a mono pitch roof form which reduces to the rear, the proposed single storey extension would have a flat roof and this would be approximately 0.2m to 0.6m higher in height than the existing conservatory roof. The proposed flat roof would have a continuous height of 3.5m along its length.

Cont'd.....

Application No 17/0668/FULL Continued.

The adjacent property (90 St David's Way) has a decked area adjacent to the existing conservatory and the decking is approximately 1m in height so the appearance of the new side wall on the flat roof extension will be circa 2.5m when viewed from the neighbours decked area. The submitted plans indicate that three windows in the side elevation facing the boundary with number 90 St David's Way will be obscurely glazed and it is proposed that should the application be approved a planning condition requiring this obscure glazing to be retained is added to prevent unacceptable overlooking to number 90 St David's Way. The proposed first floor extension will amend the current rear two storey gable projection. It will extend this element across by 2.8 metres and the current symmetrical roof pitch of the rear two storey gable will be amended to provide an asymmetrical roof arrangement with the north-eastern roof slope extending at a shallower angle with a lower eaves height. The first floor extension will be stepped off the boundary with the attached neighbouring property (90 St David's Way) by 2.3 metres and the floor plans indicate that it will not have an unacceptable impact on any of the adjacent property's fenestration including their first floor bedroom window in terms of light or outlook.

The neighbouring property to the south west is number 86 St David's Way and the proposed rear single storey extension is approximately 2.5m - 3.5m away from the boundary as the two properties are angled away from each other. The side elevation of the single storey extension facing the boundary of number 86 St David's Way will be extensively glazed, however the floor plans indicate that the finished floor level will be approximately 1m lower in the lounge area as the extension utilises the natural topography. It is not considered that any unacceptable overlooking to number 86 would occur as a result of the development. The first floor extension is substantially screened by the existing gable projection and there would no unacceptable impact on the occupiers of number 86 St David's Way. It is considered that a planning condition prohibiting the use of the flat roof area of the single storey extension as a balcony will ensure no unacceptable overlooking to either neighbour is introduced by the development.

The proposed development would extend a property that has been extended substantially in the past. In considering the proposed change and the impact on the adjacent properties it is noted that the single storey extension will not extend beyond the existing rear building line established by the conservatory noting that the replacement extension will significantly increase the width of this element. The impact of the single storey element on the property to the south-west (86 St David's Way) is mitigated by the relative footprints of the two dwellings which are angled away from each other which increases to the rear. The impact of the first floor element is considered acceptable on number 90 St David's Way as it is stepped away from the boundary. The property would retain sufficient amenity space following the proposed development and the current level of parking.

Cont'd.....

Application No 17/0668/FULL Continued.

The proposed development is considered acceptable and accords with adopted Local Development Plan Policies SP6 (Placemaking) and CW2 (Amenity) in having an appropriate design and impact on neighbour amenity. The application 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:
 - Site Location Plan, drawing reference AL.00.LOC, received 03.08.17,
 - Proposed Site Layout Plan, drawing reference AL.00.101, received 03.08.17,
 - Proposed Layout Plan, drawing reference AL.00.102 revision D, received 03.08.17,
 - Proposed Elevations, drawing reference AL.00.103, revision C received 25.08.17.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.

Cont'd.....

Application No 17/0668/FULL Continued.

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) the dining room windows facing north-east shall be non-opening and glazed with obscure glass. Any replacement or repair shall only be with non-opening and obscure glazed windows.
REASON: In the interests of residential amenity.

05) The flat roof area over the dining room/lounge extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area and the first floor bedrooms shall be maintained at all times with Juliette balcony barriers to the south-east facing external doors as shown in the approved rear elevations.
REASON: In the interests of the privacy and amenity of neighbours.

Advisory Note(s)

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Cont'd.....

Application No 17/0668/FULL Continued.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is 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.

