

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0710/FULL 07.09.2017	Mrs S Banwell 1 Fairfield Cottages Ashfield Road Newbridge Newport NP11 4QU	Erect single-storey rear extension 1 Fairfield Cottages Ashfield Road Newbridge Newport NP11 4QU

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located on Ashfield Road, Newbridge.

Site description: Two-storey semi-detached cottage with a garden to the rear.

Development: Full planning permission is sought to erect a single-storey rear extension.

Dimensions: The proposed extension measures 4.5 metres in width by 4.3 metres in depth with a height of 2.5 metres to the eaves and 3.8 metres to ridge height.

Materials: Spar render, concrete roof tiles and upvc windows and doors to match existing.

Ancillary development, e.g. parking: The provision of two roof lights.

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The application property is located within settlement limits.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and advice contained in the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017).

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NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016) and TAN 12: Design (March 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 application property is located within an area where no coal mining report is required, however standing advice will be provided.

### CONSULTATION

None.

### ADVERTISEMENT

Extent of advertisement: A site notice was displayed and three neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

### 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? There are no specific crime and disorder implications material to the determination of this application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the development intends to create less than 100 square metres of additional floor space.

### ANALYSIS

Policies: This proposal is reported to Planning Committee because the applicant is related to a member of this Council. The application has been considered in accordance with National Plan Guidance, Local Plan Policies and Supplementary Planning Guidance. In design terms, the proposed extension is considered to be acceptable in terms of its fenestration, roof design and materials. Therefore the main issue in the determination of this planning application is whether the proposed development would have an overbearing impact on the adjoining property.

In terms of its impact on the neighbouring property (No. 2 Fairfield Cottages), it is not considered that there would be any undue overbearing impact as a result of the proposal and there would be no detrimental impact in terms of amenity. As such the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: None.

Comments from public: None.

Other material considerations: The development is acceptable in all other areas.

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. 2 As Proposed received on 16.08.2017.  
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.

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](http://www.gov.uk/government/organisations/the-coal-authority).

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