

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0665/FULL 03.08.2017	Mr & Mrs Jenkins 11 Bryn Close Trethomas Caerphilly CF83 8GN	Erect single storey side/rear extension 11 Bryn Close Trethomas Caerphilly CF83 8GN

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at 11 Bryn Close Trethomas, which lies to the north east of The Square, Bedwas.

House type: The house is a semi-detached dwelling at the head of a cul-de-sac on an estate to the north of the A468 Caerphilly to Newport Road.

Development: The proposed development consists of a single storey extension to the side and rear of the existing house. The roof would extend into a canopy at the front over the side door of the main house.

Dimensions: The overall dimensions are 5.5m (L), 4.2m (W), 3m (H).

Materials: Dark grey flat roof, painted cement render walls.

Ancillary development, e.g. parking: None proposed.

PLANNING HISTORY 2005 TO PRESENT

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within settlement limits defined in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Policies: The following policies in the adopted LDP are relevant to the determination of this application: CW2 Amenity.

NATIONAL POLICY National policy is contained in Planning Policy Wales Edition 9 November 2016.

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ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a notice posted near the site and by letters to three neighbouring properties.

Response: No response has been received.

Summary of observations: No response has been received.

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?

The proposed development is unlikely to have a significant impact on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

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ANALYSIS

Policies: This application is reported to Committee because the agents' spouse is an employee of the Council. The application has been assessed against national policies and policies in the adopted LDP. The main considerations in this case are:

Amenity (CW2)

Policy CW2 states that development proposals must ensure that there is no unacceptable impact on the amenity of adjacent properties or land and that the use is compatible with surrounding land uses. The proposal should not result in over-development of the site and should not compromise the viability of existing neighbouring land uses.

The extension is set 1.2m off the side boundary and has a maximum height of three metres. No windows are shown overlooking the side boundary and there would be no loss of privacy to neighbouring houses. There is a window and door in the side elevation of the adjacent house. However, the proposed development would not have a significant impact on the amenity of the neighbouring house. Adequate garden space would remain at the rear of the house.

Design and appearance (SP6 B, LDP 7 - Householder Development, TAN 12)

Policy SP6 B requires new development to demonstrate a high standard of design that reinforces attractive qualities of local distinctiveness. Supplementary planning guidance in LDP 7 - Householder Development sets out further design guidance for domestic extensions.

The design incorporates a flat roof. Materials would match the existing house and window openings are of similar proportions to the existing windows. While a pitched roof is usually preferable to a flat roof, in this case the angles involved would make a pitched roof awkward in visual terms and the flat roof reduces the bulk of the proposed extension. This is in keeping with advice given on a pre-application enquiry. In this case the flat roof is not considered to be out of keeping with the style of the original house.

The plot narrows towards the front and the extension would not be readily visible from the road. There is open space at the rear of the house but the house is screened by trees and there are similar extensions on other properties nearby. In addition, an extension with an eaves height of up to three metres could be built on the boundary up to four metres in length (subject to meeting other criteria) and this should be considered as a fall-back position.

Conclusion

The proposed development is in line with national policy and policies in the adopted LDP.

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Comments from consultees: None.

Comments from public: None.

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.
- 02) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
Drawing Number AL 00 LOC - Proposed site layout and location plan.
Drawing Number A 00 001 Rev E Existing and proposed elevations and floor plans.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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: SP6, CW2.

