

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/1012/FULL 04.12.2017	Mr L Cartwright 18 Bridge Street Risca Newport NP11 6DE	Erect single storey extension to rear of property 18 Bridge Street Risca Newport NP11 6DE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is on the western side of Bridge Street, Risca.

Site description: A semi-detached property.

Development: A single storey rear 'L' shaped extension that will round off the rear of the dwelling.

Dimensions: The proposed extension measures 7.9m at its longest by 4.6m wide. The height to the eaves is 2.5m and 3.8m to the ridge.

Materials: To match the existing dwellinghouse, render, concrete roof tiles, UPVC windows and doors.

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 is in the settlement boundary of Risca.

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

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Application 17/1012/FULL continued

CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land, the proposal would not lead to overdevelopment and that the development would be compatible with the surrounding land uses.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (2016).

Planning Policy Wales states "the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions." (paragraph 4.11.9).

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? The site lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

None

ADVERTISEMENT

Extent of advertisement: The application was advertised by letters to the 4 nearby properties.

Response: No responses received.

Summary of observations: None.

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Application 17/1012/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?
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 (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

ANALYSIS

This application is brought before Planning Committee as the Agent is related to a member of staff in the Planning Department.

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 16 and 20 Bridge Street.

In terms of design, the scheme is considered acceptable as the materials proposed match the existing dwelling house. The pitch of the roof is acceptable relatively low, however the upper windows on the first floor are to be replaced with smaller windows. As the proposal is to the rear of the dwelling that is not visible from the street scene, the amended windows at first floor are considered acceptable. 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. 20 will be significantly less than that at No. 16, as the proposed extension will not project out more than the extension at No. 20. Whilst the roof pitch will be slightly higher by 40cm, the impact on the first floor window of No. 20 will not be sufficient to justify a refusal.

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Application 17/1012/FULL continued

With regard to No.16, the proposed development will see the distance between the two properties decrease from 4.8m to 2.5m, along the length of the extension.

Consideration must be given to the size of extension that could be erected under permitted development rights. In this instance, a 4m rear extension from the original property walls could be erected without the need for planning permission. As the development is 'L' shaped, consideration needs to be given to whether the additional 3.9m would have an adverse impact on the neighbouring occupiers at No. 16.

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.

It is possible to ascertain that at ground floor level at No. 16 is a living room window. Given that the 45 degree line is breached at 3.8m, and that the extension will be set off the boundary by 1.2m, the height of the proposed development would be commensurate with a 2m boundary fence at this location. Furthermore, the orientation of the properties coupled with the Sun's movements and the existing two storey extension at No. 16 would mean that the downstairs lounge window would receive little to no direct sunlight. Whilst there will be an impact on the adjoining properties, this impact is not sufficient in itself to justify a refusal. There is already a rear extension at No. 16, and 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.

As such, planning permission for this extension is recommended for approval.

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,

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Application 17/1012/FULL continued

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:
 - Plans titled 'Drawing No. 2' showing proposed elevations received 04/12/2017;
 - and
 - Plans titled 'Drawing No. 3' showing proposed floorplans received 04/12/2017.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.

