

| Code No. and Date Received | Name and Address of Applicant                                      | Description and Location of Proposed Development   |
|----------------------------|--|--|
| 14/0509/NCC<br>24.07.2014  | Mr S Gammage<br>23 Pen-Y-Groes<br>Oakdale<br>Blackwood<br>NP12 0ER | Vary Condition 12 of<br>planning permission<br>P/98/0690 to convert integral<br>garage into a habitable room<br>23 Pen-Y-Groes<br>Oakdale<br>Blackwood<br>NP12 0ER |

**APPLICATION TYPE:** Development without complying with conds

**SITE AND DEVELOPMENT**

Location: The application property is located on Pen-Y-Groes, Oakdale.

House type: Two-storey detached property.

Development: Integral garage conversion. This application is reported to Planning Committee because the applicant's partner is related to an employee of the Council.

Materials: Face brick wall and white upvc window to match existing dwelling.

Ancillary development, e.g. parking: Parking provision for 3 No. cars on the driveway to the front of the property.

**PLANNING HISTORY**

2/09094 - Construct 50 bedroom hotel with ancillary accommodation - Granted  
23.08.91.

2/11120 - Construct 50 bedroom hotel with ancillary accommodation - Granted  
30.05.97.

P/98/0690 - Erect residential development and associated roads and sewers - Granted  
09.10.98.

Cont....

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## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The property is located within the Settlement Boundary.

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways), as well as advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

### ENVIRONMENTAL IMPACT ASSESSMENT

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

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Any coal mining legacy issues will be controlled by way of the building regulations.

### CONSULTATION

None.

### ADVERTISEMENT

Extent of advertisement: Six neighbouring properties were consulted and a site notice was displayed near the application site.

Response: None.

### 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 an issue for this application.

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## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

## ANALYSIS

Policies: It is considered that the proposed window to replace the existing garage door as part of the conversion has been appropriately designed in terms of its materials, dimensions and siting, and will integrate with the host dwelling. The existing driveway is large enough to accommodate three cars and therefore no condition is required relating to the provision of additional parking. A condition will be attached to the permission to ensure appropriate materials are used for the external finishes.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

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 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.

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Application No. 14/0509/NCC Continued

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:  
Policy CW2.

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