

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0507/FULL 24.07.2014	Mr A Porter Malvern House Nydfa Road Pengam Blackwood NP12 3SX	Erect single-storey extension to side of property Malvern House Nydfa Road Pengam Blackwood NP12 3SX

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the southern side of Nydfa Road approximately 60m from the junction with Commercial Street.

House type: The application property is an end of terrace villa style property with front and side gardens and a small forecourt to the front. The dwelling is elevated above road level and is finished in pebbledash with a tiled roof. There is an existing two-storey extension to the rear of the dwelling that is half the width of the house.

Development: The application seeks full planning consent for the erection of a single-storey extension to the rear of the main dwelling and to the side of the existing extension. The extension will accommodate a dining room.

This application is reported to Planning Committee because the agent is married to an employee of the Council.

Dimensions: The extension measures 3.8m long by 2.4m wide.

Materials: To match host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

P/96/0444 - Erect general purpose garden shed for storage and DIY workshop - Granted 27.09.96.

07/0809/RET - Retain use of buildings for use as granny annexe - Granted 07.08.07.

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POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) 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."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

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Application No. 14/0507/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?

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed extension is designed to be in keeping with the host dwelling and as such it is considered to be acceptable from that perspective. Given the orientation of the dwelling and the distance to the dwelling at Noddfa to the east, there would be no impact on the amenity of that dwelling. As the extension is screened from Cartref to the west by the existing two-storey extension there would also be no impact on the amenity of that dwelling and as such the proposal is considered to be acceptable in planning terms.

Comments from consultees: No objections raised.

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.
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