

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0216/FULL 06.03.2018	Mr & Mrs Temby 1 Springfield Cottages Cwmalsie Crescent Springfield Pontllanfraith Blackwood NP12 2LW	Erect extension and alterations to property 1 Springfield Cottages Cwmalsie Crescent Springfield Pontllanfraith Blackwood NP12 2LW

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located at Springfield Cottages, on the eastern side of Cwmalsie Crescent, Pontllanfraith.

House type: End of terrace cottage with a garden to the front, side and rear.

Development: Full planning permission is sought to raise the ridge and eaves height at the rear of the property.

Dimensions: The overall height of the eaves will increase to 3.7 metres in height and the ridge will be raised to 7.5 metres. The resultant amendments will provide an enlarged bedroom at first floor level.

Materials: Spar render and concrete roof tiles to match existing dwelling.

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

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

### LOCAL DEVELOPMENT PLAN

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

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Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints) and advice contained within the Local Planning Authority's Adopted Supplementary Planning Guidance LDP7: Householder Developments.

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 site is located within an area where no coal mining report is required, however standing advice will be provided.

### CONSULTATION

None required.

### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and eight neighbours were notified by letter.

Response: No comments received at the time of writing the report, should any further comments be received, these will be reported verbally to Members at Planning Committee.

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

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### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal 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 Springfield 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.) and is considered to be acceptable in planning terms.

Comments from consultees: No objections raised.

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.

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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:  
Drawing No. 2 As Proposed received on 06.03.2018.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity 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).

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year.

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Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

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