

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0393/FULL 06.06.2018	Mr C Carpenter 20 Fflorens Road Treowen Newport NP11 3ED	Erect two storey extension to rear of property 20 Fflorens Road Treowen Newport NP11 3ED

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the western side of Fflorens Road, Treowen.

House type: Two storey mid link property with elevated garden to the rear.

Development: Full planning permission is sought for the erection of a two storey rear extension.

Dimensions: The two storey rear extension measures 7.2 metres in width by 4.2 metres in depth with a height of 4.9 metres to the eaves and 7.4 metres to ridge height. The application is reported to Planning Committee because the agent is related to a member of staff in Planning.

Materials: Rendered blockwork, concrete roof tiles and upvc windows and doors to match existing.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The 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 site is not located within an area where a coal mining report is required, however standing advice will be provided.

CONSULTATION

Ecologist - No comments received at the time of writing the report.

ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance however five neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

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.

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.

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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 application has been considered in accordance with national policy and guidance, local plan policy and supplementary planning guidance. In design terms, the proposed two storey extension is considered to be acceptable in terms of its fenestration, roof design and materials. Therefore the main issues in the determination of this planning application is the scale of the proposed development, whether there is any adverse impact in terms of amenity to the neighbouring occupiers and its impact on the character of the surrounding area.

With regards to the above, Policy CW2 sets out the criteria relating to amenity. In terms of the impact that the development would have upon the neighbouring dwellings, advice contained within Supplementary Planning Guidance LDP7: Householder Developments is of relevance. In particular, Guidance Note 2 of Supplementary Planning Guidance LDP7: Householder Developments (2017) states: -

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions in the same circumstances should be no longer than 2 metres. A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.' Unless the context allows otherwise, those dimensions could be increased to a maximum of 6 metres and 4 metres respectively, 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, and it would not have an overbearing effect or an adverse impact on outlook."

The ground floor element of the two storey extension projects 4.2 metres in depth from the rear wall of the dwelling. In this respect the ground floor element measures 0.2 metres in depth more than what can be built under permitted development. Taking into consideration the height of the boundary wall between no.20 and 22 and the existing single storey extension at no.18. The ground floor element of the proposal is considered to be acceptable.

In terms of the first floor element, this projects 4.2 metres in depth from the rear elevation of the dwelling and is set in off the boundary between no.22 and no.18 by 0.9 metres. The centre point of the nearest room window of the adjoining properties is the first floor bedroom window of no. 22, however as stated above there is a boundary wall dividing these properties which when measured from the ground level of no.20 is almost at cill level height of the first floor windows (3.6 meters). Furthermore no.20 is approximately 0.8 metres lower in height than no.22.

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Whilst it is accepted that the first floor element of the proposed two storey extension interferes with the theoretical 45 degree line for the lounge and bedroom windows of no.22 and the first floor bedroom of no.18, regard must be given to the boundary wall, the difference in levels and the ground floor extension and two storey extension beyond at no.18. Taking into consideration that any development at first floor level would have a similar impact for the occupiers of no.22 to a ground floor extension commensurate with permitted development had the existing boundary wall not been in place, and the centre of the first floor habitable room window of no.18 is approximately 3.7 metres away from the adjoining party wall, it is not considered that there would be any significant adverse impact upon the amenity of the neighbouring occupiers to warrant a refusal of this application.

In terms of the impact that the development will have on the character of the surrounding area, it is considered that the proposed two storey extension will integrate well with the host dwelling and street scene subject to a condition imposed to any permission ensuring matching materials are used in the external surfaces of the development. Subject to the above, the proposed two storey extension accords with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 (adopted November 2010).

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.

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- 02) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan received on 06.06.2018;
Drawing No.2 As received on 18.05.2018;
Drawing No.3 As received on 18.05.2018.
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.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.

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.

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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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. 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.

