## PREFACE ITEM

APPLICATION NO. 14/0297/RET

APPLICANT(S) NAME: Mr N Cleverley

PROPOSAL: Retain detached two-storey training facility and

gymnasium

LOCATION: Gelli-Haf Bungalow Rock Villas Argoed Blackwood

**NP12 0AD** 

The Planning Committee deferred this application on the 9<sup>th</sup> July, 2014, for a site visit to consider the effect of the proposal upon visual amenity. Members and Officers met on site on 23<sup>rd</sup> July 2014. A copy of the site visit report (attached) was considered at the Planning Committee held on the 30<sup>th</sup> July, 2014.

Members considered that the proposed development is acceptable as the visual impact of the development is minimal and would only affect the host dwelling, the curtilage of which the proposed building is sited within. Members also considered that the use of the roof trusses on site at the time of the site visit, and which would result in a higher ridge height than was shown on the plans originally submitted with the application, would be acceptable and this was reflected in the amended plans submitted by the applicant prior to the Committee.

RECOMMENDATION: That planning permission is REFUSED in accordance with the attached report but if Members are still minded to approve the application the following suggested conditions are proposed:-

- 1. The development hereby approved shall be carried out in accordance with the amended plans submitted on 24<sup>th</sup> July, 2014.
  - REASON: In order to clarify the development approved.
- 2. The proposed outbuilding shall be finished in materials to match Gelli-Haf Bungalow.
  - REASON: In the interests of visual amenity.
- 3. The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the existing dwelling at the site subject of this consent.

REASON: For the avoidance of doubt as to the nature of the approved development and to ensure that the development is not occupied as a separate unit of accommodation.