

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0793/RM 12.09.2018	Mr M Williams 4 Caldicot Close Grove Park Blackwood NP12 1HH	Seek approval of the reserved matters in respect of access, landscaping, appearance, layout and scale reserved under planning consent 16/0507/OUT (Erect a residential self-build dwelling) Plot 1 Land Adj. To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood

**APPLICATION TYPE:** Approval of Reserved Matters

#### SITE AND DEVELOPMENT

Location: The application site is located adjacent to Islwyn Bowls Club. The site is accessed via Gelli Lane, Pontllanfraith, Blackwood.

Site description: The site is a large undeveloped area of open space bounded by mature trees within the settlement boundary of Blackwood and benefits from an extant planning permission (16/0507OUT).

Development: This application seeks approval of the reserved matters for access, appearance, landscaping, layout and scale for the erection of a detached two-storey four-bedroom dwelling with attached garage, gym and utility room to the side elevation and conservatory to the rear elevation.

Dimensions: The proposed dwelling measures 11.175 metres in width by 11.0 metres in depth with a height of 4.8 metres to the eaves and 8.3 metres to ridge height. The proposed garage, gym and utility room measures 6.0 metres in width by 12.0 metres in depth with a height of 2.2 metres to the eaves and 6.9 metres to ridge height. The proposed conservatory measures 3.9 metres in width by 2.3 metres in depth with a height of 2.2 metres to the eaves and 3.1 metres to ridge height.

The application is reported to Planning Committee because the applicant is an employee of this Council.

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Application No. 18/0793/RM Continued

Materials: The external finishes comprise of facing brickwork with quoin details, cast stone cills, grey concrete roof tiles and grey upvc windows and doors with rainwater goods to match.

Ancillary development, e.g. parking: Off-street parking provision for up to four cars is shown on the submitted plans.

### PLANNING HISTORY 2005 TO PRESENT

P/06/0083 - Erect store room extension added onto new extension to provide storage and alleviate noise from main hall - Granted - 03.03.06.

16/0507/OUT - Erect a residential self-build dwelling - Granted 18.01.18.

### POLICY

#### LOCAL DEVELOPMENT PLAN

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

Policies: SP2 (Development Strategy in the Northern Connections Corridor), SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Place making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints) and advice contained within Supplementary Planning Guidance contained LDP5 (Parking Standards), LDP6 (Building Better Places to Live) and 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.

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Application No. 18/0793/RM Continued

### CONSULTATION

Transportation Engineering Manager - No objection subject to the developer complying with the conditions attached to the previous outline consent.

Head Of Public Protection - No objection subject to the developer complying with the conditions attached to the previous outline consent.

Senior Engineer (Land Drainage) - No objection subject to the developer complying with the conditions attached to the previous outline consent.

Dwr Cymru - Provides informative advice to the developer.

Principal Valuer - No comments to make in respect of the application.

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

Police Architectural Liaison Officer - No comments received at the time of writing the report.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a site notice and two neighbours were notified by letter.

Response: No representations were received at the time of writing the report. Should the Local Planning Authority receive any representations, these will be reported and addressed to members verbally at 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.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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Application No. 18/0793/RM Continued

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable falls within the mid viability charging zone, for which the charge is set at £25 per square metre for new residential development, subject to indexation.

### ANALYSIS

Policies: The application has been considered in accordance with national policy and guidance, local plan policies and supplementary planning guidance. The principle of development for residential development on the site has already been established by the previous approval (16/0507OUT), and as such the main issues in relation to this application are considered to be the scale and design of the proposed scheme, the effect the development would have upon the amenity of neighbouring properties and the impact on highway safety.

Policy CW2 of the LDP sets out the criteria relating to amenity. It states that development should not have an unacceptable impact on the amenity of adjacent properties or land; should not result in the over-development of the site and/or its surroundings; and the proposed use is compatible with the surrounding land-uses.

In this respect it is considered that the proposed development is compatible with surrounding residential land uses and does not result in the overdevelopment of the site. The proposed dwelling sits towards the front of the site to allow access/parking and a large rear amenity space to take advantage of the shape of the plot. In design terms, the proposed dwelling is considered to be acceptable in terms of its setting, scale, materials and design and will integrate well the neighbouring dwellings recently approved (18/0212/RM and 18/0211/FULL) and the character of the neighbouring residential estates.

In terms of the impact of the proposal on the amenity of neighbouring occupiers, it is not considered that the development would have an adverse impact in terms of loss of privacy or any overbearing impact.

Policy CW3 sets out the criteria in terms of highway considerations. The proposed dwelling benefits from four off-street parking spaces to serve the dwelling, which includes the proposed integral garage. The Transportation and Engineering Manager has raised no objection to the development subject to the developer complying with the conditions imposed to the previous outline permission. As such it is not considered that the proposed development will have a detrimental impact on the safe, effective and efficient use of the transportation network.

In conclusion the proposal accords with policies CW2 and CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and is therefore considered acceptable in planning terms.

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Application No. 18/0793/RM Continued

Comments from consultees: No objection has been raised by the statutory consultees.

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.

Living Decision Document:

Details in respect of condition 01 of consent 16/0507OUT have been agreed by consent 18/0793/RM dated 10.10.2018 granted by Caerphilly County Borough Council.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:  
Site Location Plan received on 12.09.2018;  
Proposed Site Layout Plan received on 12.09.2018;  
Proposed Floor Plans received on 12.09.2018;  
Proposed Elevations received on 26.09.2018.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the written satisfaction of the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 03) Notwithstanding the approved site layout plan, the proposed side and rear boundary treatments should not be erected until the requirements of Condition 12 of the outline planning permission 16/0507/OUT have been agreed in writing with the Local Planning Authority. The boundary treatments shall be maintained in their agreed positions at all times.  
REASON: To ensure the protection of bat foraging habitat.

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Application No. 18/0793/RM 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: CW2 and CW3.

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).

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

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