

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1042/FULL 05.12.2018	Mr Griffiths 38 Homeleigh Newbridge Newport NP11 4RR	Construct dormer extension to rear of property 38 Homeleigh Newbridge Newport NP11 4RR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is on the southern side of Homeleigh, in Newbridge, close to the junction with New Bryngwyn Road.

House type: A semi-detached dormer bungalow.

Development: Full Planning Permission is sought to construct a dormer extension to the rear of the property. The application is reported to committee because the agent is related to a member of the Council's staff.

Dimensions: The proposed rear dormer measures 6.8m wide and will be at its longest point, 4.5m deep. The height to the eaves is 2.0m and the resulting height to the eaves is 6.3m.

Materials: Hung tile cladding with concrete roof tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site is within the settlement boundary of Blackwood.

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Policies: Policy SP6 (Place Making), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

Policy SP6 (Place Making) ensures that sustainable places are created and are of an appropriate mix of uses that reflect the role and function of settlements, is of a high standard of design that reinforces attractive qualities of local distinctiveness.

Policy CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land; the proposal would not lead to overdevelopment; and that the development would be compatible with the surrounding land uses.

Policy CW3 (Design Considerations - Highways), requires developments to ensure that the appropriate car parking standards are adhered to and that the design, layout and proposed materials will not have a detrimental impact on the highway network or highway safety.

NATIONAL POLICY Planning Policy Wales (10th Edition) and Technical Advice Note 12: Design (2016).

Paragraph 3.16 of PPW states

"Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence."

Paragraph 2.6 of TAN 12 (2016) states

"design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."

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ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

Ecologist - No objection, subject to the imposition of biodiversity enhancements being secured through the decision notice and advisories to be passed onto the applicant.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of neighbourhood letters to the adjoining five properties.

Response: No responses received.

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? Crime and disorder are not considered to be issues in the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

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ANALYSIS

Policies: This application has been considered in accordance with National policy and guidance, Local Plan policies and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an unacceptable overbearing or overshadowing impact on the adjacent dwellings at No. 37 and No. 39 Homeleigh.

Policy SP6 (Place Making) considers design. Whilst the proposal does not strictly accord with the design principles set out in Guidance Note 2 of LDP7: Householder Development, the proposal does mirror that of the adjoining semi-detached dwelling in both materials proposed and design. The rear of the dwellings will therefore look balanced, and as such the proposal would not look out of place in the wider street scene. Whilst the fenestration proposed does not mirror that on the adjoining property, the harm generated would not be sufficient to justify a refusal.

With regards to the impact on the adjoining dwellings (policy CW2 Amenity), as there is a similar dormer window at No. 39, there would be no impact generated by the development. With regards to the impact on No. 37, as there is 7.5m between both dwellings, the development will not cause overshadowing or have an overbearing impact on No. 37. Furthermore, the application is commensurate with what could be erected at the property under Permitted Development.

With regards to policy CW3 (Design Considerations - Highways) as an additional bedroom is being created three parking spaces would be required. The existing drive is of sufficient length to accommodate three vehicles and as the proposal could be carried out without the need for Planning Permission, it is not reasonable to control by condition.

The application is recommended for approval.

Comments from consultees: The Council's Ecologist asks for a condition to secure bat and bird breeding provision as a biodiversity enhancement. While this is desirable, in view of the scale of the development coupled with the fact that the scheme is commensurate with Permitted Development, it is not deemed necessary or reasonable to impose a condition. The standard protection advisories will be issued, as requested.

Comments from public: No responses received.

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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.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan received 05/12/2018; and
 - Drawing No. 02 (Proposed Elevations, Floor Plan and Section Through) received 05/12/2018.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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: SP6 and 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.

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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.

The homeowner/developer is advised that any development that involves works on land close to a neighbour's land will require agreement under the Party Wall Act. This planning permission is issued having regard to the land ownership certificate submitted by the applicant.

