

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
|----------------------------|---|--|
| 19/0099/FULL 08.02.2019 | Mr & Mrs Hopkins 3 Vale View Tabor Road Maesycwmmmer CF82 7PW | Erect two storey side extension with single storey portion to rear, single storey extension to front elevation, driveway alterations to provide additional off-road parking and retaining walls with balustrading over, stone wall with iron railings over and install electric gate 3 Vale View Tabor Road Maesycwmmmer Hengoed CF82 7PW |

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 3 Vale View, Tabor Road, Maesycwmmmer.

House type: This is a two-storey, semi-detached dwelling, which is elevated above the front road level with a long front garden and side driveway. Front boundary treatments comprise of privet hedges. Pedestrian steps provide access to the dwelling.

Development: Full planning permission is sought in respect of the erection of a two-storey side extension with single storey portion to the rear, single storey extension to front elevation, driveway alterations to provide additional off-street parking and retaining walls with balustrading over, stone wall (to match appearance in locality) with iron railings over and install electric gate.

Dimensions: Two-storey extension has maximum dimensions of 11.5m in length (includes.3m projection to rear) x 3.5m in width x 6.7m in height when measured from existing ground floor level (slightly sloping ground). The front extension has maximum dimensions of 5.8m x 1.7m x 3.4m in height.

Materials: Render finish in pale yellow to walls with stone cladding detail at ground floor level to front extension; anthracite grey door and windows, retaining walls to have render finish to match the house.

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Application 19/0099/FULL – Continued

Ancillary development, e.g. parking: Off-street parking via electric sliding gate to front enclosed with retaining walls.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Within the settlement boundary.

Policies: SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place Making, SP10 - Conservation of Natural Heritage, SP21- Parking Standards, CW2 - Amenity, CW3 - Design considerations - highways, CW15 - General locational constraints.

Supplementary Planning Guidance contained in LDP7 - Householder Developments and LDP 5 - Parking Standards.

NATIONAL POLICY Planning Policy Wales, 10th Edition, December 2018, TAN 12 – Design.

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? Not an issue in respect of this application but an advisory note will be attached to any consent granted.

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Application 19/0099/FULL – Continued

CONSULTATION

Dwr Cymru - Confirm the site is crossed by a public sewer and provide advice to be conveyed to the developer.

Ecologist - Request an initial bat survey is carried out prior to the determination of the application.

Transportation Engineering Manager - No objection subject to conditions relating to parking provision and that no rainwater run-off shall discharge into the highway surface-water drainage system.

Senior Arboricultural Officer (Trees) - No objection.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and neighbouring properties have been consulted.

Response: One from the Maesycwmmmer Community Council.

Summary of observations:

- Consider the development will be out of character for the area and aesthetically overbearing.

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 planning application.

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Application 19/0099/FULL – Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

A Bat Survey Report has been submitted by Sylvan Ecology which confirms : -

- 5.1 Given the results of the survey, it is considered that the renovation of the building is unlikely to result in any impacts on bats and it is considered that an EPS Licence will not be required for the renovation.
- 5.2 In fact, the redevelopment of the site offers an opportunity to enhance the site's suitability for bats by removing the breathable membrane and including feature suitable for roosting in the new design.
- 5.3 It is recommended that the new design use type 1F felt to line the roof and that a Habitat woodcrete bat box, or similar design, be installed into a wall of the build, see figure below.
- 5.4 All contractors working on the build should be made aware of the potential for bats to be present, if bats are found during the development, works should stop and advice sought from a suitably experienced ecologist.

A condition may be attached to any consent ensuring compliance with the recommendations of the Bat report.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No the development is less than 100 square metres.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance and local plan policies. The main issues to be considered in the determination of this application are in respect of design, amenity and highway issues.

The property is located on the western side of Vale View where the streetscene is characterised in the main by two-storey, semi-detached dwellings set back and above the level of the front highway. Some houses have front porches and some have two-storey projecting front gables, and some have both. Privet hedges in the main form front boundaries but are punctuated at certain properties where drives exist or have been created at road level and retained by retaining walls with side steps leading up to the dwellings. On the opposite, western side of Vale View are a mix of bungalows and two-storey, villa style dwellings set back, punctuated by access drives and below the road level with a mix of stone/brick front boundary walls - some with railings.

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Application 19/0099/FULL – Continued

Policy SP6 of the LDP considers design. An objection has been raised by the Maesycwmmer Community Council concerned that the proposed development will be out of character with the area and aesthetically overbearing. The form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. The design of the development has picked up the built form and scale of existing buildings in the area in terms of the introduction of a front gable and porch in the extension. The use of render in the external walls is typical of the area. However, where the development differs is in terms of the use of materials in the fenestration i.e. aluminium anthracite grey frames and also in terms of the style of windows used in the front gable i.e. a pair of french doors with Juliet balcony at first floor level and two narrow windows at ground floor level. The extension also includes a single storey rear projection which includes a contemporary roof lantern in a flat roof to allow light into the new lounge. In assessing the planning implications relative to the development, given the mix of house types and recent modern householder development in the vicinity it is not considered that these elements would particularly jar with the character of the streetscene or adversely affect the visual amenity of the area. The works to the front of the dwelling to provide off street parking including the erection of a stone wall and electric gate are acceptable in design terms. Therefore, it is considered that the proposed development represents good design and is acceptable in planning terms and is in accordance with Policy SP6.

Policy CW2 of the LDP and supplementary planning guidance contained in LDP7 - Householder developments considers amenity. In this respect it is considered that the proposed development will not have an adverse impact on the amenity of adjacent properties or land, would not result in the over-development of the site and / or its surroundings, and is compatible with surrounding land-uses.

Policy CW3 of the LDP considers highway implications. In this respect this Council's Highways Engineer has raised no objection to the development subject to conditions referred to above.

Comments from Consultees: See above.

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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Application 19/0099/FULL – Continued

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 drawing no:169-108;
Proposed site plan drawing no.169-04;
Proposed floor plans drawing no.169-105;
Proposed elevations drawing no.169-106;
Proposed rear elevations drawing no.169-107.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The proposed development shall be carried out fully in accordance with paragraph 5 - Interpretation and Recommendations of the Bat Survey Report prepared by Sylvan Ecology dated 22/4/19.
REASON: To ensure proper measures are taken to safeguard the habitat of protected species, in the interests of biodiversity in accordance with policies CW4 and SP10 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) Notwithstanding the submitted details, the proposed parking area shall be completed in accordance with the approved plans in materials, details of which shall be submitted to and approved in writing with the local planning authority. The development shall be carried out in accordance with the agreed details prior to the beneficial occupation of the development hereby approved.
REASON: In the interests of highway safety in accordance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021.
- 05) The gates hereby approved shall not open outwards over the public highway.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application 19/0099/FULL – Continued

06) Rainwater run-off shall not discharge into the highway surface-water drainage system.

REASON: To ensure adequate drainage of the site in accordance with Policy CW5 of the Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The applicant is advised of the comments of Dwr Cymru/Welsh Water, Transportation Engineering Manager.

