

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
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| 19/0245/FULL 11.06.2019 | Mrs L Powell 6 Cae Canol Hengoed Hall Hengoed CF82 7RU | Erect a first floor extension and retain the garage conversion to a living room 6 Cae Canol Hengoed CF82 7RU |

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 6 Cae Canol, Hengoed, CF82 7RU.

House type: A three bedroom Detached Dwelling located within a residential estate. To the south-west is the adjacent detached dwelling (5 Cae Canol), to the north is an adjacent detached dwelling (7 Cae Canol). To the south-east across Cae Canol are two detached properties (13 and 14 Cae Canol).

Development: Erect a first floor extension and retain the garage conversion to a living room.

Dimensions:

The converted garage measures approximately 2.8m by 5.5m.
The proposed first floor extension measures approximately 2.8m by 5.5m with an overall height of 6.8m.

Materials:

The garage conversion has been finished in a cream render.
The first floor extension finishes have not been specified.

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.

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Application No. 19/0245/FULL Continued

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Ecologist - Recommends Ecological Enhancement be secured by condition.

Transportation Engineering Manager - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised via 6 neighbour notification letters.

Response: No responses were received relative to the consultation exercise.

Summary of observations: None.

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Application No. 19/0245/FULL Continued

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?

It is not considered that crime and disorder will be materially affected by the development.

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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floorspace created is below 100sqm.

ANALYSIS

Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area.

The application is being reported to Planning Committee because the applicant is employed by the Local Authority. Planning permission is sought for two elements. Firstly the retention of works already carried out to convert a garage at the property to a living room and secondly to construct a first floor extension over the converted garage area to provide an additional bedroom with bathroom.

The design of the proposed development is considered acceptable with the garage conversion having been carried out sympathetically with render to match existing portions of the garage elevations and appropriate fenestration installed within the front elevation replacing the previous garage door. The proposed first floor extension which will be constructed above this converted garage area is set back from the main front elevation of the dwelling. It will have a ridge height lower than the main ridge of the dwelling which means the extension will be subservient in scale to the main dwelling resulting in an acceptable visual impact.

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Application No. 19/0245/FULL Continued

It is proposed to require the first floor extension to be finished to match the existing dwelling with either render or brick and matching concrete roof tiles. It is considered that the design accords with adopted Supplementary Planning Guidance note LDP7 (Householder Development) and adopted Local Development Plan Policy SP6 (Placemaking).

The impact of the development on neighbour amenity has been considered. The new first floor extension's fenestration on the rear elevation will view primarily towards the side elevation of the adjacent property to the north (number 7 Cae Canol) which is formed of a blank gable end and as such no unacceptable overlooking to number 7 Cae Canol will result from the development. There will also be no unacceptable overlooking to the adjacent property to the south-west (number 5 Cae Canol) nor to any other surrounding residential properties. The new first floor window in the front elevation of the extension serves a bathroom and is likely to be obscurely glazed and in any event has sufficient separation distance to numbers 13 and 14 Cae Canol. The development accords with adopted Local Development Plan Policy CW2 (Amenity).

The application property would retain sufficient amenity space following the proposed development.

Comments from Consultees:

The Council's Ecologist asks for a condition to secure bird breeding provision as a biodiversity enhancement. While this is desirable, in view of the limited scale of the development, it is considered that such a condition would not meet the test in Welsh Government Circular WGC 016/2014 in that it is not essential in planning terms to enable the development to proceed. The circular states " In considering whether a planning condition is necessary, local planning authorities should ask themselves whether planning permission would have to be refused if a condition were not imposed, or if it would be expedient to enforce against a breach of the condition."

It is noted that the conversion of the garage has removed a parking space for the property but a parking space remains on the driveway in front of the former garage. The Highway Authority have been consulted on the application and note that it does not comply with adopted parking standards. They have offered no objection to the development having considered the site context with limited space to provide compensatory parking and having considered the existing parking situation in the street.

Comments from public: None.

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Application No. 19/0245/FULL Continued

Other material considerations:

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.

The development is considered be appropriate in its design and appearance and impact on the existing levels of amenity enjoyed by occupiers of surrounding residential properties. It is recommended for approval accordingly.

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:
 - Proposed Floorplans, drawing reference PP/400, received 24.03.19;
 - Proposed Front and Rear Elevations, drawing reference PP/500, received 24.03.19;
 - Proposed Side Elevations, drawing reference PP/600, received 24.03.19.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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application No. 19/0245/FULL Continued

- 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

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.

