

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0331/FULL 16.04.2019	Mr N Colbourne Claremont Southend Terrace Pontlottyn Bargoed CF81 9RL	Erect rear single storey extension for bathroom and storage Claremont Southend Terrace Pontlottyn Bargoed CF81 9RL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Southend Terrace, Pontlottyn.

House type: Two storey mid-terrace property.

Development: It is proposed to construct a first floor rear extension. The application is reported to Planning Committee because the applicant is employed by the Council.

Dimensions: The proposed first floor rear extension measures 2.9 metres in width, 3.5 metres in depth, with a height of 6.3 metres to ridge level.

Materials: Not specified.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

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

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NATIONAL POLICY Planning Policy Wales 10th Edition (December 2018) and Technical Advice Note (TAN) 12: Design.

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 property is located partially in the High Risk Coal Mining legacy area and partially in the Low Risk Coal Mining legacy area. Advice regarding this matter will be forwarded to the applicant as an advisory note, and the final design of the foundations (if necessary) will be controlled by way of the Building Regulations.

CONSULTATION

Ecologist - No comments.

ADVERTISEMENT

Extent of advertisement: Two neighbouring properties were consulted by way of letter and a site notice was displayed near the application site.

Response: None.

Summary of observations: Not applicable.

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 an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. As it is proposed to create less than 100 square metres of internal floor area the proposal is CIL exempt.

ANALYSIS

Policies: This application has been considered in accordance with national policy and guidance, local plan policy and supplementary planning guidance. The main consideration in the determination of this application is whether the proposal is acceptable in terms of its design, materials, scale and setting and whether there would be any detrimental impact to the occupiers of the adjoining dwellings, i.e. Dene Holt to the north, and Tan-y-mynydd to the south.

In that regard the proposed two storey rear extension is considered to be acceptable in terms of its design, setting, scale and materials and will integrate well with the existing dwelling and as such complies with policy CW2 of Caerphilly County Borough Local Development Plan.

In terms of the impact that the proposal may have on the neighbouring occupiers, advice contained in Supplementary Planning Guidance LDP7: Householder Development is of relevance. In particular, Guidance Note 2 of Supplementary Planning Guidance LDP7: Householder Development (2017) states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions in the same circumstances should be no longer than 2 metres. A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.' Unless the context allows otherwise, those dimensions could be increased to a maximum of 6 metres and 4 metres respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

In that regard the proposed first floor extension has been sited and designed to ensure it complies with guidance above, and does not have an unacceptable impact on the amenity of the adjoining neighbours. For this reason, the proposed development is considered to be acceptable in terms of its potential impact on the residential amenity of neighbouring properties. As such the proposal is considered to comply with policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

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Comments from consultees: None.

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.

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 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.
- 03) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 16.04.2019;
Proposed elevations and floor plans, received 16.04.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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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.

