

| Code No. and Date Received | Name and Address of Applicant   | Description and Location of Proposed Development  |
|----------------------------|---|---|
| 19/0709/FULL<br>20.08.2019 | Mr & Mrs A Whitcombe<br>Ebbw Lodge<br>Ebbw Terrace<br>Abercarn<br>Newport<br>NP11 4SN | Erect conservatory extension<br>Ebbw Lodge<br>Ebbw Terrace<br>Abercarn<br>Newport<br>NP11 4SN |

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The site is located within the settlement boundary of Abercarn. The east side elevation of the property lies adjacent to the highway of Bridge Street. The rear elevation benefits from facing toward the Ebbw River which provides a significant separation distance between the application site and the highway of Woodland View. To the west of the application site lies the rank of terraced properties known as Ebbw Terrace. To the north of the application lies a public car parking area and vehicular access serving the application site and neighbouring properties. The level of the application site is lower than the neighbouring terraced properties resulting in the eaves of the application property being at approximately road level at the rear. The boundary treatment to the south elevation features a range of mature vegetation adding to the verdant character. A brick boundary wall of approximately 1.8m in height runs along the northern boundary of the site.

House type: Detached bungalow.

Development: The proposed development seeks to erect a conservatory to the west elevation of the property.

Dimensions: Proposed conservatory is 3.8m by 6.9m, with an eaves height of 2.2m and ridge height of 4.8m.

Materials: The materials proposed for the facing brick and tiles are to match the host dwelling with a translucent material for the roof elements.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

2/11041 Detached bungalow GRANTED conditionally 08.08.1994.

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## POLICY

### LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP5 - Settlement Boundaries; SP6 - Place Making; CW2 - Amenity; and advice contained within Supplementary Planning Guidance LDP7 - Householder Development (Adopted January 2017).

NATIONAL POLICY Planning Policy Wales, Edition 10 (December 2018).

### 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 site is located within an area of low risk, however if any hazard is discovered during the course of construction an informative note is attached which provides contact details for the Coal Authority.

### CONSULTATION

Natural Resources Wales - No response at the time of the report.

CADW - No response at the time of the report.

Conservation & Design Officer - No objection.

Senior Engineer (Land Drainage) - Provides advice to the developer.

### ADVERTISEMENT

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

Response: None.

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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.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. As the proposal will create less than 100 square metres of additional internal floor space the development is CIL exempt.

### ANALYSIS

Policies: The site is located within the settlement boundary of Abercarn as designated by the Caerphilly County Borough Local Development Plan (LDP) (2010). Therefore, the proposed development is acceptable in principle, subject to the accordance of the proposal with other relevant policies contained within the Adopted Caerphilly LDP.

The proposal is located to the side elevation of the existing bungalow. The nearest residential property is located 13.2m to the west. Therefore, the proposed conservatory would not result in an adverse impact to the levels of daylight or sunlight entering the neighbouring property of 5 Ebbw Terrace or contribute to overshadowing of this property.

The application site would retain approximately 216 sq. metres of private amenity space following the erection of the proposed conservatory, and therefore, it is not considered that the proposal would represent an overdevelopment of the site due to the amount of private amenity space retained. As such, the proposal is in accordance with Policy CW2 of the Adopted LDP (2010).

The proposal maintains the existing role and function of this residential area, therefore the proposal is considered to be in accordance with Policy CW15 of the Adopted LDP (2010).

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The proposed conservatory is subservient to the main dwelling due to the ridge height being lower than that of the host dwelling and is stepped back from the front elevation. The pitch of the roof is similar to that of the main dwelling, and therefore would compliment and respect the character and appearance of the dwelling. The proposal is considered to be in accordance with the Supplementary Planning Guidance document LDP7 - Householder Development (Adopted Jan 2017).

Comments from consultees: No objections subject to advice being passed on to the developer.

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 development shall be carried out in accordance with the following approved plans and documents:  
Drawing No. 1180/2 - Proposal Drawing, received 20.08.2019;  
Site Location Plan, received 20.08.2019.  
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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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](http://www.gov.uk/government/organisations/the-coal-authority).

Please find attached the comments of The Senior Engineer (Land Drainage) that are brought to the applicant's attention.

