

Application Number: 21/0350/FULL

Date Received: 07.04.2021

Applicant: Mr J Earley

Description and Location of Development: Raise ridge loft conversion to form additional bedrooms - Redlands The Avenue Llanbradach Caerphilly CF83 3LL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Redlands, The Avenue, Llanbradach, Caerphilly, CF83 3LL.

Site Description: The application property is a detached property located on a corner plot with the main thru-road (Park View/Ffrwd Terrace) to the north-west, a residential street (The Avenue) to the north-east, a detached dwelling (Chapel House) is adjacent to the south-west and Llanbradach Welfare Park lies to the south.

Development: Raise ridge and loft conversion to form additional bedrooms.

Dimensions: The dwelling's existing ridge height is approximately 7.7m (noting there is a retaining wall at the south-eastern end) and the proposal will raise the ridge height by approximately 1.2m to a height of 8.9m.

Materials: Walls: Red Facing Brickwork Roof: Brown Concrete Roof Tiles.

Ancillary development, e.g. parking: Insertion of French doors with Juliet balcony on south-east facing gable end and installation of roof lights to new roof pitch.

PLANNING HISTORY 2010 TO PRESENT

13/0863/FULL - Raise the height of two sections of boundary facing the highway - Granted 10.02.14.

POLICY

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

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 Future Wales: the National Plan 2040, Planning Policy Wales (Edition 11), 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

Llanbradach & Pwllypant Community Council - Raised objection due to the raised ridge height not being in keeping with neighbouring terraced houses.

Ecologist - Requests an advisory note on bats be included on any decision.

ADVERTISEMENT

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

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

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?

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 property is located on a corner plot and is understood to have been approved in the 1980's on a site that once housed a Chapel. The dwelling is therefore considerably newer than the adjacent house (Chapel House) and those terrace properties within the area on Park View/Ffrwd Terrace and The Avenue. In this existing context and street scene the application property is already substantially different in appearance to those other dwellings in that it is constructed of red brick rather than the stone and render typically present on nearby properties. It is detached and along with Chapel House is different to the predominant pattern of terraced and semi-detached properties in the immediate vicinity.

The proposed works will increase the ridge height of the application property by approximately 1.2m to provide two additional bedrooms and a bathroom within the roof space. The adjacent property to the south-west (Chapel House) is orientated with its ridge at approximately 90 degrees to the application property and is set further forward (north-west) closer to Park View and as such Chapel House is set at a slightly higher level than the application property. There are intervening roads between the application property and other dwellings and it is considered that the increase in ridge height will be visually acceptable and will not harm the character of the area. It accords with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. The adjacent detached property (Chapel House) has its front elevation facing Park View and fenestration on the rear elevation faces south-east towards the Llanbradach Park. The application property is already visible from the rear amenity area and rear fenestration of Chapel House but is located to the side and Chapel House benefits from open views of the parkland. The ridge height increase is considered to have an acceptable impact in terms of light, outlook, privacy and overshadowing for the occupiers of Chapel House.

The application property is separated from other properties by existing roads. A terrace dwelling on the corner of Ffrwd Terrace (number 19) has limited fenestration directly facing the application site (one small ground floor window and the entrance door, with primary windows facing either onto Ffrwd Terrace or rearwards with outlook to the south-east. A pair of terraced properties (1 and 2 The Avenue) further south-east on the opposite side of The Avenue from the application dwelling have their primary outlook

over the park with angled views of the application property. The terrace properties on the north-west of Park View are separated from the application property by a distance of approximately 21m. The proposed French doors and Juliet balcony to be inserted into the new apex of the south-east facing gable end of the application property will primarily overlook the parkland and the views will be similar to other existing windows in this end elevation. It is considered that there will be no unacceptable impact on privacy to existing properties in the area, given the angled nature of views from the French doors to surrounding properties and the general outlook which view primarily over the public realm and public facing front elevations of properties. The proposed roof lights will also have an acceptable impact on neighbour amenity. It is not considered that any surrounding dwelling will be unacceptably impacted by the proposed development. The development accords with Policy CW2 (Amenity).

The application property will not require additional parking provision under the adopted Parking Guidelines and the development accords with Policy CW3 (Highways).

Comments from consultees: The Community Council raised an objection due to their view that the raised ridge would not be in keeping with the neighbouring terraced houses. In respect of the objection raised, as considered above, the application property in its current form is substantially different in appearance to the other dwellings in the area. The terrace dwellings referred to are separated from the application site by intervening roads and the scale of the ridge height increase is not so substantial to appear out of keeping with other properties in the area. The sloping topography of the area is such that there is variation in ridge heights along roads such as The Avenue and it is not considered that the development will be out of keeping with the character of the area noting the existing appearance of the application property.

Comments from public: None.

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.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

The proposed development is considered to be acceptable in its design and form and will have an acceptable impact on neighbour amenity. 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:
Site Location Plan, drawing reference OS 01;
Proposed Plans, drawing reference PR01;
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.
- 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.
- 05) 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 enlargement to the dwelling consisting of an addition to or alteration to its roof 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)

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 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.