

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0565/FULL 15.10.2014	Mr P Carpenter Saer Coed Load Of Hay Road Crumlin Newport NP11 3AY	Extend curtilage and erect a single-storey extension to side of property 2 Hazelwood Road Pantside Newport NP11 5DP

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: This bungalow is on the north side of Hazelwood Road, overlooking Old Pant Road.

House type: This is a semi-detached bungalow finished in profiled cladding, with a garden to the front and rear.

Development: It is proposed to erect a single-storey side extension to provide a kitchen and lounge. The interior would be remodelled to provide three larger bedrooms. This application is reported to Planning Committee because the agent is related to an officer of the Council.

Dimensions: The extension would be 3m wide, 7.8m deep, and the same height as the existing bungalow.

Materials: The walls of the existing and proposed extension would be rendered, and the roof clad to match the existing.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

No previous planning history.

### POLICY

### LOCAL DEVELOPMENT PLAN

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Site Allocation: The site is within settlement limits.

Policies: Policy CW2 (amenity) and the advice contained in LDP7 Householder Development.

NATIONAL POLICY Planning Policy Wales (2014) and TAN12.

### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a householder development and this matter will be addressed through the Building Control process.

CONSULTATION None.

### ADVERTISEMENT

Extent of advertisement: Five neighbouring properties have been consulted.

Response: None at the time of report preparation. The consultation period expires on 12 November.

### 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?  
None.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### ANALYSIS

Policies: This proposed development will not harm the amenity of any neighbours because it is to the side of the existing dwelling and will only overlook a grassed amenity area. It will not have an adverse impact on the street scene. There are therefore no objections on planning policy grounds to this scheme.

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There is adequate room within the site to accommodate the extension, but if the applicant wishes to extend the curtilage into the neighbouring verge by approximately 1.5m as shown on the plans, that will not be significant in view of the size of the amenity area. A notice has been served on this Council, which owns the land, and its permission in that capacity will be needed before the development can be carried out. An informative should advise the applicant of the need to secure the Council's permission as landowner.

The recommendation is approval, but the decision notice should not be released until the neighbour consultation period has expired. The application has been reported to Committee in advance of that period finishing to ensure that it is determined within the statutory period of eight weeks.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

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 hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing number 2 received by the Local Planning Authority on 14 October 2014 (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2.

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Caerphilly County Borough Council's permission as landowner will be required if the development or its construction involves encroachment on land owned by the Council.

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