

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0615/FULL 22.09.2014	Mr & Mrs Arnold 22-24 Tamar Close Pontllanfraith Blackwood NP12 2FU	Erect single-storey extension to side of property 22-24 Tamar Close Pontllanfraith Blackwood NP12 2FU

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located on Tamar Close, Pontllanfraith.

House type: Two storey detached property (formerly a pair of semi-detached properties).

Development: Single storey side extension. This application is reported to planning committee because the agent is related to an officer of the council.

Dimensions: The proposed development is set 3.2 metres behind the front elevation and measures 3.2 metres in width, 10.2 metres in length, with a height of 4.4 metres to ridge level.

Materials: Brick and concrete roof tiles to match existing.

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

### PLANNING HISTORY

No previous planning history.

### POLICY

#### LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

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### 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? Any coal mining legacy issues will be controlled by way of the building regulations.

### CONSULTATION

Dwr Cymru - Provide advice to the developer regarding a public sewer that crosses the application site.

### ADVERTISEMENT

Extent of advertisement: Six neighbouring properties were consulted and a site notice displayed near the application site.

Response: None at the time of report.

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.

Is this development Community Infrastructure Levy liable? As the proposed development will not create in excess of 100 metres of additional internal floor space the proposal is not CIL liable.

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Application No. 14/0615/FULL Continued

## ANALYSIS

Policies: It is considered that the proposed single storey side extension has been well designed in terms of its setting, scale and materials. Given the siting of the development it will have no impact in the streetscene, and very limited impact on the amenity of neighbouring properties by way of any overbearing or overlooking impact. The development is recommended for approval subject to conditions.

Comments from consultees: Welsh Water provide advice to the developer regarding a public sewer that crosses the application site.

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 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.
- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Proposed elevations and proposed floor plan received on 9th September 2014.  
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.

The applicant is advised of the comments of Dwr Cymru/Welsh Water.

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