

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0559/FULL 23.09.2019	Mr & Mrs Lockett-Ford Amberley Rudry Road Lisvane Cardiff CF14 0SN	Erect extension and carry out alterations to ground floor of existing bungalow and erect an additional upper floor Garnllwyd Watford Road Thornhill Caerphilly CF83 1LY

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application property is located approximately 150m to the south of the junction of Watford Road and Mountain Road.

House type: The application property is a detached bungalow set within a large curtilage in the open countryside on top of Caerphilly Mountain. The bungalow is an irregular shape with an apex roof with a lean-to garage annexe at the northern end. It is finished in a mixture of render and stone cladding with a tiled roof and is in a dilapidated condition. There is a detached double garage to the north of the dwelling.

The dwelling is set in the open countryside with open views towards Cardiff in the south. There is a belt of mature trees on the northern boundary of the site, which effectively screens the existing bungalow from views into the site. The site is accessed via a long unmade track leading from Watford Road.

Development: The application seeks full planning consent for the extension and conversion of the bungalow to create a two storey dwelling. It is proposed to re-model the house to create an open plan living room, dining room, cloakroom, pantry, open plan kitchen and snug, bedroom with en-suite and garage on the ground floor with four bedrooms (all with en-suite) an office and a laundry on the first floor. The resultant dwelling would have an apex roof with a projecting gable to the front and full height glazed panels giving views to the south. A balcony will be erected on the southern end of the dwelling.

Dimensions: The footprint of the dwelling will remain the same but the ridge height will be increased from 4.2m to 7.8m.

Materials: Render with a slate roof, upvc windows and doors and a composite front door.

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Application No. 19/0559/FULL Continued

Ancillary development, e.g. parking: None.

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

Local Development Plan: Outside settlement limits and within the South Caerphilly Special Landscape Area (NH 1.5).

### Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints) and CW20 (Locational Constraints - Conversion, Extension and Replacement of Dwellings in the Countryside).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

National Policy: Paragraph 3.9 - The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

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Application No. 19/0559/FULL Continued

Paragraph 3.16 - Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence. In the event of an appeal, in these circumstances, the Planning Inspectorate will need to examine the issues in detail and consider if the proposal meets the objectives of good design including the relationship between the site and its surroundings.

National Planning Guidance contained in Technical Advice Note 12 - Design.

#### 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? The site is within a low risk area.

#### CONSULTATION

Landscape Architect - Seeks to ensure that the proposal does not have detrimental impacts on the landscape character of the area.

Ecologist - No comments received.

CADW - No objection.

#### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

Summary of observations: None.

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Application No. 19/0559/FULL Continued

## 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? 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.

Is this development Community Infrastructure Levy liable? Yes, the site is within the High Viability CIL zone where the levy is £40 per square metre subject to indexation.

## ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. This application seeks consent to extend an existing dwelling outside of the defined settlement limits and as such the principle of development is considered to be acceptable.

However, such proposals fall to be considered against Policy CW20 of the LDP which states:-

CW20 The conversion, extension or replacement of a building outside settlement boundaries will be permitted where:

A The proposed use, scale, form, siting, design and materials are suitable within its context

C Extension is justified by demonstrating that:

- i The scale, form and design of the extension respects the scale and character of the original building, which remains the dominant element;
- ii The extension does not result in the loss of undeveloped countryside
- iii The extension does not result in the domestication or urbanisation of an otherwise rural setting.

In respect of Criterion A it is considered that whilst the proposal effectively doubles the size of the application property, given the relatively modern 1960's design of the host building, the design of the proposed building would be in keeping with the form, siting, design and materials of the host building. In terms of its scale it is not felt that the proposed dwelling is over large and the application site and the surrounding landscape is able to accommodate it in terms of the scale of the trees adjacent to the site which give it a context.

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Application No. 19/0559/FULL Continued

In respect of Criterion C it is acknowledged that the scale of the extension does not respect that of the original dwelling and that that building no longer remains the dominant element and as such the proposal does not strictly comply with requirement i. However, as discussed above it is considered that the proposed structure fits in with its surroundings and is not out of keeping with the scale of the surrounding landscape. It should also be noted that the original dwelling is of an unremarkable 1960's design that is in a dilapidated state and is not considered worthy of retention in its own rights. In that regard it is not considered that the proposed dwelling would be harmful to the character of the area.

As the proposed building occupies the same footprint as the existing building it is not considered that the proposal would result in the loss of undeveloped countryside or the domestication or urbanisation of an otherwise rural setting and as such it is considered that the proposal broadly complies with the aims of Policy CW20 of the LDP.

Comments from Consultees: With regard to the concerns raised by the Council's Landscape Architect, it is acknowledged that the proposed extension would make the dwelling visible in views from Caerphilly Common and the Rhymney Valley Ridgeway Walk which is to the north of the site. However, these views are largely screened by the belt of mature trees on the northern boundary of the application site such that there would only be glimpsed views of parts of the roof of the dwelling and it would not be fully visible. In that regard it is not felt that any impact on the landscape character of the area would be significant enough to warrant refusal of the application. In that regard it is considered that the proposal complies with Policy CW4 of the LDP as it conserves the characteristic features of the Special Landscape Area.

No other objections were raised.

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.

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Application No. 19/0559/FULL Continued

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, 1811.3\_05, 1811.3\_06, 1811.3\_07, 1811.3\_08, 1811.3\_09 and Ecological Impact Assessment Report (Bats and Nesting Birds) dated 18th September 2019.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 04) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats at the application property shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for nesting birds at the application property shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application No. 19/0559/FULL Continued

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).

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