

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0112/FULL 17.02.2015	Mrs L Johnston 13 Gwesty Close Croespenmaen Newport NP11 3AD	Erect conservatory to the rear of property 13 Gwesty Close Croespenmaen Newport NP11 3AD

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Gwesty Close, Croespenmaen.

House type: Two-storey detached property.

Development: The application seeks planning permission for an extension to the rear of the property. It is reported to the Planning Committee because the applicant is an employee of the Council.

Dimensions: The proposed extension measures 3.98 metres in length, 5 metres in width and 2.3 metres in height to the eaves.

Materials: Facing brickwork, white upvc windows and doors and slate tiles to match the existing dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

10/0780/NCC - Convert integral garage - Granted 10.12.10.

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.

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NATIONAL POLICY Planning Policy Wales Edition 7 July 2014 and TAN12 (Design).

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? No.

CONSULTATION

Dwr Cymru/Welsh Water - No objection, however the proposed development site is crossed by a public sewer and no part of the building will be permitted within 3 metres either side of the centreline of the public sewer.

ADVERTISEMENT

Extent of advertisement: Three neighbours were consulted and a site notice displayed near the application site.

Response: None.

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? No. The proposal will create less than 100sq. metres of additional internal floor space.

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ANALYSIS

Policies: It is considered that the proposed single-storey rear extension is acceptable in terms of its setting, scale and materials, and will integrate with the host dwelling. Given the position of the development it will not result in an overbearing or overshadowing impact on neighbouring properties, and there will be no loss of privacy as a result of the development. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension in the interests of the visual amenity of the surrounding area.

Comments from consultees: Dwr Cymru/Welsh Water provides advice to the developer regarding a public sewer that crosses the application site. That advice will be passed to the applicant.

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) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used 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.

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: CW2.

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Application No. 15/0112/FULL Continued

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

