

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
|----------------------------|---|---|
| 15/0194/FULL 31.03.2015 | Mr C Watkins 9 Llwyn Coed Blackwood NP12 1FT | Erect two-storey extension to side of property 9 Llwyn Coed Blackwood NP12 1FT |

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Llwyn Coed, Blackwood.

Site description: Two-storey detached property.

Development: Two-storey side extension. The application is reported to Planning Committee because the agent is related to an employee of the Council.

Dimensions: The proposed extension measures 2.8 metres in width, 7.6 metres in depth, with a height of 7.5 metres to ridge level.

Materials: Brick and concrete roof tile.

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

PLANNING HISTORY

2/09709 - Proposed development comprising of residential and commercial development, a recreation area and community hall, and associated access - Granted 26.02.93.

P/96/0583 - Erect 133 residential dwellings - Granted 06.02.97.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways), and advice contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

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NATIONAL POLICY Planning Policy Wales (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? Yes. However, due to the householder scale of the development, any coal mining legacy issues will be controlled by way of the Building Regulations.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: Four neighbours were consulted by way of letter and a site notice was 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? CIL exempt as less than 100 sq. metres of additional internal floor space to be created.

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ANALYSIS

Policies: The proposed development should be considered in terms of its design and impact on the visual amenity of the surrounding area, as well as its impact on the amenity of neighbours and off-street parking provision. In design terms it is considered that the proposed extension has been well designed in terms of its setting, scale, roof pitch and use of materials. The front facade of the elevation is set behind that of the original dwellinghouse resulting in the ridge level also being slightly lower than that of the main house. Such design elements result in the extension appearing subservient to the main dwellinghouse which accords with the relevant design guidance.

By virtue of its position at the end of the cul-de-sac, the extension will not impact on neighbours by way of an overbearing, overshadowing or overlooking impact. As the proposed development will remove part of the existing off-street parking area a condition will be attached to the planning permission to ensure adequate off-street parking provision is maintained at the property.

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 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.

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- 03) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No. 2, Drawing No. 3, As Proposed, received 09 March 2015 (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.
- 04) Notwithstanding the approved plans before the extension hereby approved is occupied 2 off-street parking spaces shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.

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 and CW3.

