

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0207/FULL 17.04.2015	Mr R Eaketts 2 Mount View Plas Road Fleur-de-lis Blackwood NP12 3RH	Construct a detached garage to the rear of the property 2 Mount View Plas Road Fleur-de-lis Blackwood NP12 3RH

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Mount View, Plas Road, Fleur-de-lis.

House type: Two storey semi-detached property.

Development: Erect detached garage to rear of property. The application is reported to Committee because the Agent is related to an employee of the Council.

Dimensions: The proposed garage measures 6.1 metres in width, 6.5 metres in length, with a height of 2.3 metres to eaves level and 3.6 metres to ridge level.

Materials: Render and concrete roof tiles.

Ancillary development, e.g. parking: Two water butts to collect surface water run off.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

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

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Application Number 15/0207/FULL Continued.

NATIONAL POLICY Planning Policy Wales 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? The application site is located within a Coal Mining Legacy Area, but due to the limited scale of the development, i.e. householder type development, any mining legacy issues will be controlled by way of the Building Regulations.

CONSULTATION

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

ADVERTISEMENT

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

Response: No responses at time of report.

Summary of observations: N/A

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? The development is CIL exempt as it is proposed to create less than 100 sq. metres of additional internal floor space.

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Application Number 15/0207/FULL Continued.

ANALYSIS

Policies: The proposed garage is considered to be acceptable in terms of its setting, scale and materials, and will integrate with the surrounding area. Given the limited overall height of the structure, as well as its distance from the nearest neighbouring dwellings, the development will not result in a loss of amenity to neighbours by way of any overbearing, overshadowing or overlooking impact. By virtue of the above factors, the proposal is considered acceptable in planning terms subject to the imposition of appropriate 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) Prior to its first use the garage, sited as shown on the submitted plan, shall be fitted with inward-opening doors or roller shutter, which will not open out over the highway.
REASON: In the interests of highway safety.
- 04) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing No2 As Proposed, Drawing No 3 As Proposed No 3 As Proposed received 17 April 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.

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Application Number 15/0207/FULL Continued.

Advisory Note(s)

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

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:
Policies CW2, CW3.

