

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0385/FULL 05.06.2015	Mrs Evans 61 The Avenue Ystrad Mynach Hengoed CF82 8AF	Renew detached garage to rear of property 61 The Avenue Ystrad Mynach Hengoed CF82 8AF

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the northern side of The Avenue, Ystrad Mynach.

House type: The application property is a detached bungalow with a terraced rear garden that is higher than the house. There is an existing detached garage on the upper garden level and there are mature conifer trees to the boundary with the adjacent dwelling.

Development: The application seeks full planning consent for the erection of a replacement detached garage. The garage is proposed to have an apex roof with roller shutter doors and it will be accessed via the lane to the rear of the dwelling. The application is reported to Planning Committee because the agent is related to an Officer of the Council.

Dimensions: The garage measures 7.3m long by 5.4m wide by 3m high.

Materials: Render with a tiled roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

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Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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 3 to the Adopted Supplementary Planning Guidance LDP 7 for Householder development gives advice on garages and outbuildings.

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

CONSULTATION

None.

ADVERTISEMENT

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

Response: The consultation period for this application expires on 9th July 2015. At the time of writing the report no objection had been received. If any objections are received prior to the matter being considered at Committee they will be reported orally to Members. If any letters are received after that date that raise new issues then the matter will be reported back to Committee in due course.

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Application No. 15/0385/FULL Continued

Summary of observations: None.

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? No.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed garage is considered to be acceptable from a design perspective and there would be no detrimental impact on the amenity of the neighbouring dwellings. No objections have been received from statutory consultees and as such the proposal is considered to be acceptable in planning terms.

Comments from consultees: No objections raised.

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.
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