

Caerphilly County Borough Council
Planning Division
Tredomen House,
Tredomen Park,
Ystrad Mynach,
Hengoed.
CF82 7WF

May 2022

INTRODUCTION:

This application is being made on behalf of the home owners of 40 Waungoch Road, Oakdale, Blackwood NP12 0LL

The application being submitted is a Householder Application for works to replace the existing garage with a habitable room and extend the property to the side and rear

The following information will provide justification for the proposal and application:

- AL-PA-01 Existing Layouts including Site Location Plan
- AL-PA-02 Proposed Floor Plan

Whilst designing and preparing the required application documentation the following legislation has been taken into consideration:-

- Local Development Plan
- Planning Policy Wales 2011
- TAN 12 Technical Guidance 2016
- TAN 15 Flood
- Natural Resources Wales – Flood Maps
- Supplementary Guidance LDP5 - Parking
- Supplementary Guidance LDP7 – Extensions

Planning Policy Wales:

States:- *‘Good design is also inclusive design’*

Which we believe the provided layouts denotes, for the family and design to be included as one.

TAN 12:

States:-

Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities.

This document demonstrates and confirms the proposed design does not have any detrimental effects to the existing community or neighbouring properties.

TAN 15/FLOOD MAP:



NRW Development Advice Map

The application site as you can see from the above image is not classified within a flood risk area.

EXISTING AMENITIES/SITE

The below image is of the existing principal elevation, front garden and partial driveway.



The application site is 0.3hectare, which consists of:

- To the front is a small garden area with path leading to the front entrance of the property and a narrow driveway with leads to a linked single garage
- To the side there is a patio area
- The rear garden consists of a patio area with steps leading to the main garden area
- Single storey bungalow with a footprint of 112m²
- Single linked garage with a footprint of 15m²

LDP5:

The current available parking provision for the property is 3 spaces, 1 of which is the garage – albeit the garage is very narrow and height is limited and is not usable with a standard size modern car.

The parking proposal within this application is to situated via a newly created access onto the property, which is located where the current pedestrian gate is placed. The proposed parking area to the east of the plot will provide a minimum of 3 off road parking spaces.

The existing driveway will be blocked off with the continuation of the dwarf boundary wall and fence between the plot and the highway. Between the plot and the neighbouring property to the west a boundary treatment of a small fence or similar is being considered, the neighbouring property will be consulted as the homeowners of the application site do not want to hinder their neighbouring property movements on/off their driveway.

LDP7:**Guidance Note 1:**

The proposed works will be modernising the current facade to a high standard of finish whilst being in keeping with the street scene of Waungoch Road. There are a variety of finishes within the immediate vicinity of the application site, as demonstrated below:

**Guidance Note 2:**

The application site is of a significant proportion, as are the properties along this section of Waungoch Road. The current property is 112m² plus 15m² for the linked garage totally 127m². This application is proposing to increase the overall footprint to 199m² which is an additional 72m². The expansion of the property has developed since the original application with the extension to the east being brought forward, which has been undertaken and presented after many consultations with the case officers involved with the pre-application submitted in April.

The proposed extension has been set out to provide a very well thought link with the existing property, this area will be the living and entertaining area for the family.

The proposed extension is partially set over the existing property to the rear minimising the change of view of the property from the highway. The proposed extension does not exceed expansion on or over 50% of the principal elevation.

The proposed extension is approximately 5m at its closest to the boundary line to the east. The proposal does not impose on this neighbouring property as the property is set higher than the application site, with a number of large trees along the boundary providing a natural privacy barrier.

The existing linked garage is to be demolished to create a walk in wardrobe and shower room. The proposed extension has been brought in line with the principal elevation as per the advice and guidance provided during the pre-application process.

The demolition of the garage was determined after much consideration on how the existing driveway could be extended/improved to allow for more than one car to be situated off the highway, as the ramp down to the existing garage is very steep and to stop on the slope of the drive and exit the vehicle is very problematic especially during the winter months.

There are internal remodelling works being undertaken which do alter a number of window and door locations and sizes. The main entrance to the property will be located on the principal elevation off the parking area. The access onto the property for both pedestrian and vehicle will be via the proposed access point off Waungoch Road.

Windows to the eastern elevation have been minimised to include one for the cloak room, one for the utility room and one to the roof for above the kitchen, there is very little impact from these inclusions to the neighbouring property to the east of the application site, the property along this elevation is set higher to the application site.

Guidance Note 3:
Not applicable

Guidance Note 4:
Not applicable

Guidance Note 5:
All existing boundary treatments will remain the same with the expectation and inclusion of a small dividing fence between the application site and the neighbouring property to the west. The height of the boundary treatment will match that to the front of the plot where there is a small wall and wrought iron fence.

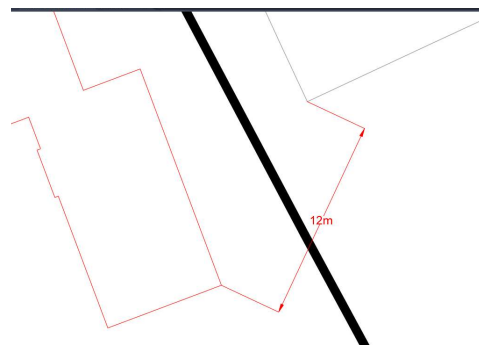
Guidance Note 6:
There is no proposal to remove any hedging or trees for the proposed works to be undertaken, the homeowners enjoy the privacy and natural feel the existing vegetation provides to all areas of the plot.

Guidance Note 7:
The current parking provision for the application site is 2nr off street parking spaces plus a linked garage. As noted above the garage is not suitable for the use with a modern sized car and the driveway is very narrow. This application proposes to relocate the driveway from the west of the plot to the east of the plot with the creation of a new access off the highway, which will lead to a large area that will comfortably provide a parking allowance for a minimum of 3no cars, sizes as per the current parking standards.

The proposed driveway will stack the cars, which is not an uncommon practice for many properties and the parking area has been demonstrated on the provided layouts to be set away from the boundary with the highway, preventing any part of the cars to be parked on the application site intruding onto the highway footpath hindering its use.

Guidance Note 8:
The area to the south of the proposed extension underneath the over extended roof line will be a raised patio area that will be flush with the internal floor finish. Due to the length of the proposed garden and the neighbouring gardens this area will not be over looked or over look any main habitable rooms of neighbouring properties.

To the neighbouring property to the east from the edge of the proposed external area to the closest edge of the property (their west elevation) the distance is approximately 12m and it should also be noted this neighbouring property is set slightly higher than the application site, the distance as demonstrated by the sketch below:



Guidance Note 9:
Energy efficiency for the building and in use will be considered and where enhancement is viable these will be included, such as:

- Local builders to minimise travel distances
- Locally resourced materials
- Energy efficient lighting
- Thermally insulating the extension to reduce heating costs

- Inclusion of solar panels/PV along the southern elevation of the existing and proposed roof
- Double glazed windows as a minimum

LAYOUT:

The existing property is a two bedroom bungalow with a lounge, kitchen/dining area, bathroom and separate cloak room plus a linked garage

The proposed expansion as noted in this application is for:

- a four bedroom bungalow with en-suite for master bedroom
- Open plan living area – including kitchen, dining and lounge
- Family bathroom
- Study
- Relocate the main entrance
- Relocate the driveway to the adjacent side to a more usable accommodating space

APPEARANCE:

The materials being proposed are:

- A light render finish
- Dark window frames
- Tiled roof with matching rainwater goods
- Mixture of external finishes – hard and permeable driveway plus landscaping