

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

September 2023

INTRODUCTION:

This application is being made on behalf of the homeowners of 5 St Margaret Street, Trethomas CF83 8BH

The application being submitted is a Householder Application for a single storey side extension.

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

- AL-PA-01 Site Location Plan and Site Layouts
- AL-PA-02 Existing Layouts
- AL-PA-03 Proposed Layouts

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.

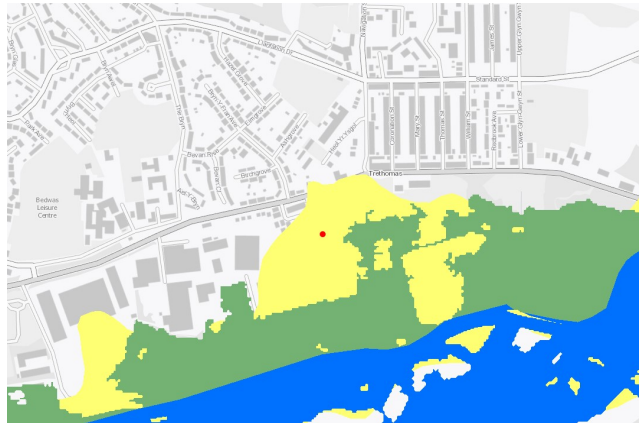
TAN 12:

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 is located in Zone B which is deemed a moderate risk and is known as an area of a 500-year storm with an approximate 0.20% chance of annual flooding. The homeowners have advised they have not experienced any flooding to their property. This site is highlighted by the red dot on the above map.



NRW Flood Map for Planning – Surface Water and Small Watercourses

The NRW Flood Map For Planning, as above, demonstrates the proposed site is on the fringes of flooding from surface water and small watercourses. The proposed development area is outside of this area.

EXISTING AMENITIES/SITE

The application site is 0.04hectare, which consists of:

- To the front is a small garden area and driveway
- Side garden, enclosed with fence and gates, which lead to the main entrance
- Single storey building with a footprint of 90m²
- Single detached garage with a footprint of 14m²
- Rear garden with double gated access to the detached garage and further parking area

LDP5:

The current available parking provision for the property is up to 3 spaces to the front and a minimum of 2 parking spaces plus a detached garage to the rear via the double gated access off The Avenue.

The proposal is to remove the detached garage to allow for the expansion of the existing bungalow. The access off The Avenue and the rear parking spaces will be retained. There is no alteration to the parking provision to the front of the site off St Margaret Street..

LDP7:

Guidance Note 1:

The proposed extension is in keeping with the current design of the existing property, the proposed material palette will match the existing finishes around the property.

Guidance Note 2:

The existing detached garage will be demolished to provide the space required for the proposed extension. The proposed extension will increase the overall bungalow footprint by 24.35m², with an overall on-site expansion, taking into account the existing garage, is 10.35m² of building. This expanded area does not dominate the existing property.

The proposed side single storey extension will consist of a pitched roof, that matches and ties into the existing roof. The existing ridge has a maximum height of 3.7m, this will be retained and will not be exceeded with the proposed extension roof.

The application site is a corner plot, with properties adjacent to the west, this property is set back slightly, to the north the property is side facing to the application site, neither property will be impacted by the proposed extension. To the east of the application site there is a narrow lane/highway, this is primarily a route for refuse collection, rear access and access to the few garages of the properties along The Avenue. The boundary between the application site and this lane/highway is a timber fence that is lined with large trees, as demonstrated in the photograph below:



The proposed extension is approximately 2.5m from the eastern boundary. The distance to the northern boundary at the closest point, due to the boundary line being at an angle is 2.4m, there is existing planting that will remain along this boundary and the property located here is side facing to the proposed extension, to the southern boundary the distance is the same as the existing bungalow at just over 9m.

The proposed expansion for the application site is to include a further bedroom and en-suite. Access to the new space will be via extending the existing hallway by reducing Bedroom 2. No other alterations to the property are required to accommodate the proposed expansion.

The proposed extension does not breach the 45 degree angle from the ground floor window/doors to any principal rooms within the adjoining properties.

The existing garden is approximately 215m² to the rear and 80m² to the front. The reduction of the garden space for the proposed rear extension is 10.5m², which equates to less than a 5 % loss in external area.

There is no step back within the design as this is a single storey extension to an existing bungalow, to step back the proposed front elevation would not be in keeping with the property and would detached from the main building, not providing an aesthetically pleasing view of the property.

There are no roof lights within this application.

Guidance Note 3:
Not applicable

Guidance Note 4:
Not applicable

Guidance Note 5:
All boundary treatments will remain the same, there will be no change in finish to the neighbouring property view to the north of the application site.

Guidance Note 6:
No planting affected by the submitted proposal.

Guidance Note 7:
The current parking provision for the application site is up to 5 off street parking spaces plus a detached garage. The proposal is to maintain the 5 off road parking spaces in compliance with the local authority parking standard set at 2.6m wide and 4.8m long.

Access to and from the highway will be as the existing provision, which provides a clear and safe route for both vehicles and pedestrians.

Guidance Note 8:
Not applicable

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

LAYOUT:

The existing property is a two-bedroom detached bungalow property with detached single garage. The internal spaces are two bedrooms, family bathroom, kitchen/dining room and lounge.

The proposed expansion as noted in this application is for:

- A double bedroom and en-suite to replace the existing detached garage

All other areas of the property remain the same.

APPEARANCE:

The main house front façade consists render, these finishes will be employed within the expansion areas.

Doors and windows to complement the existing windows and doors of the property

Roof to match existing

Driveway to remain as existing