



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

November 2023

**INTRODUCTION:**

This application is being made on behalf of the homeowners of Rhyd y Fro, 54 High Close, Nelson CF46 6HJ

The application being submitted is a Householder Application for the change of use of the existing integral garage for habitual use and the inclusion of a detached single storey garage.

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

- AL-PA-01 Site Location Plan and Existing Layouts
- AL-PA-02 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 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 impact to the existing community or neighbouring properties.

TAN 15/FLOOD MAP:



NRW Development Advice Map

The application site has no available information. From data available the site is not located in or close proximity to any flooding, rivers or brooks. This site is highlighted by the red dot on the above map.

EXISTING AMENITIES/SITE

The application site, as shown in the below photographs, is 0.17hectare, which consists of:

- Private driveway, leading to large designate parking area to front of the property and tarmac driveway to the side of the property
- Access to the rear garden via pedestrian gates, the rear and side garden is fully enclosed
- Building with a footprint of 208m<sup>2</sup>
- Front soft landscaped garden



Access of private drive and viewing area for the proposed detached garage to be located



Part driveway and integral garage for conversion (external view)

LDP5:

The main designated driveway can provide parking for a minimum of four cars plus garage, the spacious site allows for more if required.

LDP7:

Guidance Note 1:

There are no external wall or roof changes as part of the change of use application for the conversion of the existing integral garage.

The proposed location for the detached garage with an integrated storage area is to be placed at the top of the private driveway to the northern elevation, allowing ease of access away from the main property.

Guidance Note 2:

The proposed works are within the existing footprint of the existing building. The works include the change of use of the integral garage and the expansion of the internal hallway to link the converted area within the main property.

The inclusion of windows to the front and rear of the property will be aligned to the existing windows and will be the same style of that used within the existing main house.

The proposed detached garage will be approximately 5m from the boundary wall of the adjoining sites. The property to the north of the application site will have visibility of the side of the garage, the distance between the rear wall of the adjacent property and the side of the proposed detached garage is a minimum of 35m. The closest property to the proposed detached garage is the property to the east of the application site, from rear wall of the property to the front elevation of the proposed detached garage is a minimum distance of 20m.

The proposed detached garage and storage room will include the same material palette as the main property.

Guidance Note 3:

The proposed detached garage with separate storage, is proportionally smaller than the main house and does not dominant the application site or over bear the existing property.

The location of the proposed garage is to be set back to the principal elevation of the main house. The street scene is very minimally impacted through the inclusion of the proposed detached garage due to the lengthy private driveway off High Close onto the application site.

The area of site proposed to be allocated for the development of the proposed detached garage does not exceed 50% of the available space, it utilises approximately 17%.

Guidance Note 4:

Not applicable

Guidance Note 5:

Not applicable

Guidance Note 6:

No planting affected by the submitted proposal.

Guidance Note 7:

Access to and from the application site onto the highway network will be as the existing provision, via the private driveway.

On-site parking will not be affected, the designated paved driveway (red on the plans) will be retained for a minimum of four parking spaces, the application site does have the ability to offer more if they require, plus there will be a minimum of 1 parking space within the proposed detached garage plus storage.

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 proposal is to expand the availability of a bedroom with ensuite – this is proposed to be achieved via the change of use of the existing integral garage and expanding the internal hallway to allow access to the new space.

Due to the change of use of the integral garage a detached garage is also included within the application to replace the loss of the existing provision.

APPEARANCE:

External palette for the detached garage and storage area to match the existing property.

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

Roof to match existing property