

Date: 24<sup>th</sup> January 2024  
Reference: LHS/SPA



Planning Department  
Caerphilly County Borough Council  
Penallta House  
Tredomen Park  
Ystrad Mynach  
CF82 7WF

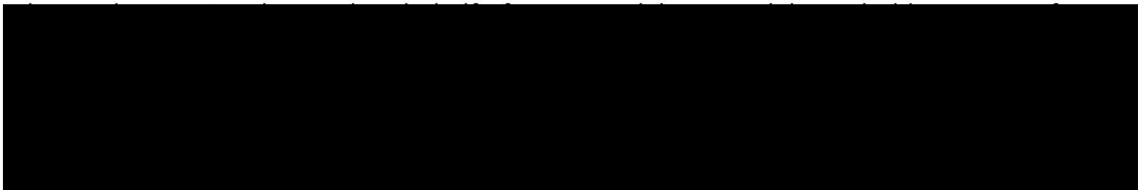
lowri@lhsplanning.com  
Tel: 07539 175 601

Dear Sir/Madam,

**RE: APPLICATION FOR EXTENSION TO EXISTING GARAGE TO PROVIDE AN ANNEX AND ASSOCIATED WORKS – WYRLOED BUNGALOW, MANMOEL, NP12 0RL**

**1.0 INTRODUCTION**

1.1



1.2 This supporting letter will provide details of the land that it is subject to the application (hereafter referred to as 'the Site'), the context of the Site and its surroundings, relevant planning history, and the material planning considerations that are pertinent to the proposal.

**2.0 SITE DESCRIPTION AND CONTEXT**

2.1 The Site comprises of detached dwelling and associated garage. The dwelling was formerly a bungalow but was renovated and extended in 2017 under planning permission 16/1083/FULL. This consent also approved a detached garage in a position to the front of the property which was constructed at the same time as the renovations to the main dwelling. The existing garage is set back from the front boundary of the property, is simple in design with a pitched roof and rendered finish. The proposed extension would be position off the eastern elevation of the garage on a small area of land which is currently underutilised due to its position and size and is fully screened from outside the site by the existing site boundary hedgerow.

2.2 The main dwelling aand garage are set in a large plot which includes a side garden and large area to the front of the property which has some landscaping and provides a parking area. The Site is enclosed by a low level stone wall and hedge which provides significant screening to the front curtlage.

2.3 Manmoel is a small rural village with cluster of residential dwellings located to the west of the main road. The residential development is varied in size, form and appearance and follows no set building line. The setting and position of development is typical to a rural location.

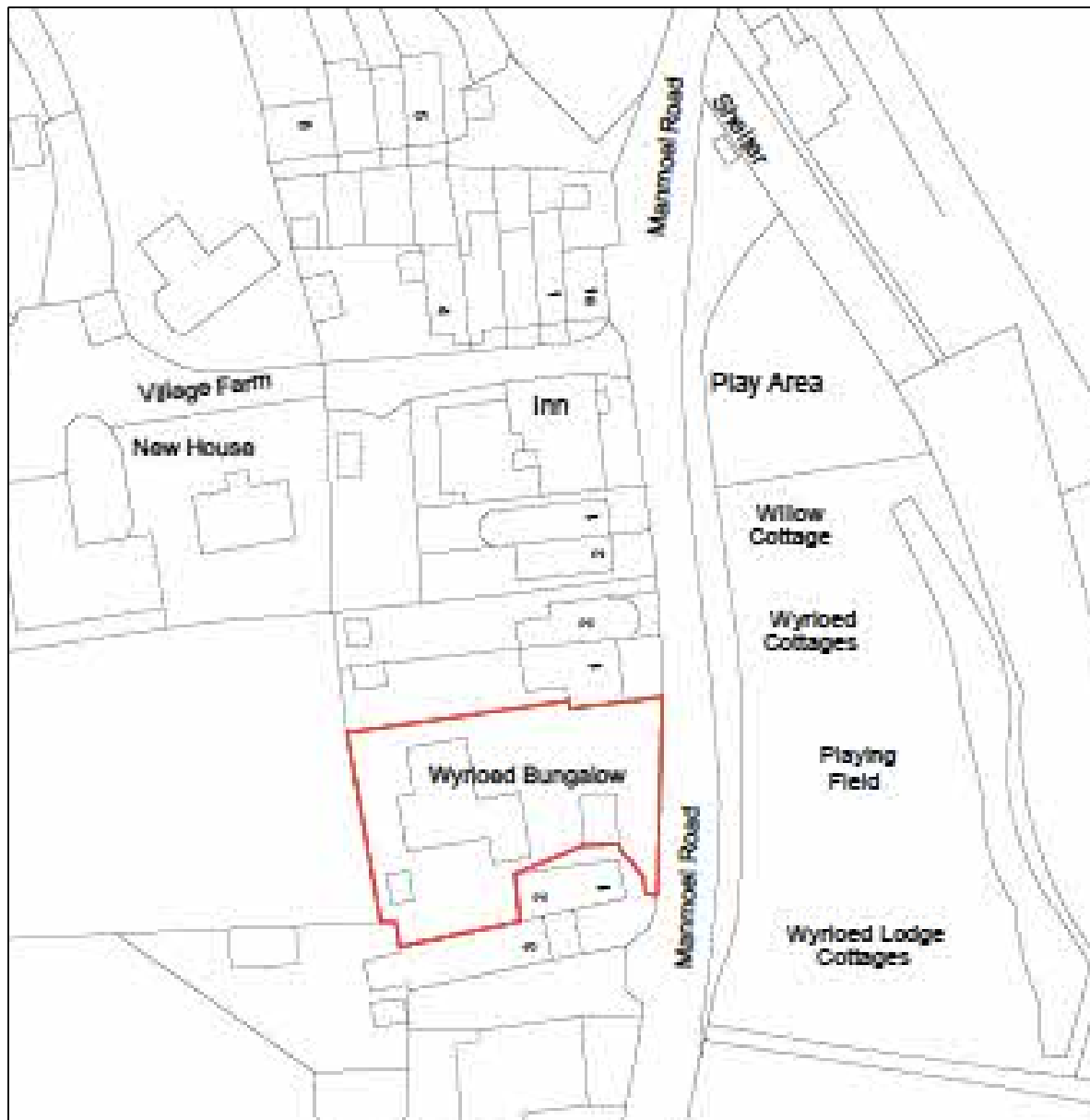


Figure 1: Site location plan showing location of proposed dwellings

### 3.0 PLANNING HISTORY

3.1 The recent planning permissions that are most relevant to the proposal is 16/1083/FULL, the description of development in that application being 'Erect roof, front, rear and side extensions to existing bungalow'. This consent, despite it being excluded from the description, also consented the construction of a detached domestic garage as shown on the approved plans.

### 4.0 PROPOSED DEVELOPMENT

4.1 It is proposed to construct a single storey extension to the existing garage provide an annex comprising a bedroom with ensuite, kitchenette and sitting area an extract of the proposed plans is below at Figure 2. The proposed extension has been designed to seamlessly integrate with the existing garage, taking a similar form and remaining subservient with a lower roof

ridge. The finished floor level of the annex would also be at a slightly lower level than the garage to pay due regard to the site levels and prevent unnecessary groundwork.



Figure 2: Extract of Proposed Plans

- 4.2 The proposed extension will be completed in materials to match the existing garage and host dwelling with rendered walls, tile roof and stone detailing to tie in external materials of the host dwelling. The proposed annex also takes design cues from the main dwelling in terms of fenestration shape and style.

5.0 PLANNING CONSIDERATIONS

Principle of Development

- 5.1 The proposed annexe would remain ancillary and incidental to the main dwellinghouse. The location of the proposed annexe results in it clearly and undeniably being part of the residential curtilage and, therefore, will remain within the overall planning unit. The annexe will remain wholly dependent on the main dwellings including having a shared access and the annexe would be served by the utilities for the main house (i.e. gas and electricity supply, water, internet, etc.). The annexe would remain in the ownership of the applicant, who is the owner of the Site.

5.2 The applicant is aware a planning condition would likely be required to control the use of the annexe and would accept this approach.

5.3 Based on the above, the proposed annexe is an acceptable form of development and the principle of development is established.

#### Design/Visual Amenity

5.4 The proposed extension has been designed to remain subservient to the existing garage and, therefore, the main dwelling. It has been designed carefully to have a similar appearance to the main dwelling and existing garage to ensure it can be successfully read as part of the planning unit.

5.5 The the proposed annexe will be positioned off the eastern elevation of the existing garage and adjacent to the front boundary of the Site. It would be visible from some public vantage points but these would be limited by virtue of the existing boundary wall and hedge which would screen the annexe significantly. Notwithstanding the minimal visual impact, the annexe would have, it is typical to Manmoel for residential development to either be hard up to or highly visible from the main road, as shown in the images in Figure 3 below. Furthermore, the development in Manmoel is varied in style and follows no set building line, see photograph 4 below. Based on the site context, the proposed annexe would seamlessly integrate into the village setting and would not appear incongruous or out of keeping. Indeed, the annexe would have less impact than other development located along the main road as shown in the images in Figure 3 below, in particular the front conservatory extension at no. 2 Manmoel Road.

Figure 3: Photographs showing other development in Manmoel Village

Photograph 1: Conservatory to front of no. 2 Manmoel Road



Photograph 2: 1a Manmoel Road which is hard up to the edge of the highway



Photograph 3: Dwellings along Manmoel Road with their boundaries hard up to highway



Photograph 4: view of Manmoel Road showing the varied style of development and lack of uniformity in the building line



- 5.6 The proposed development undoubtedly accords with the requirements of SP6 (Placemaking) of the adopted Local Development Plan.

#### Amenity

- 5.7 The proposed annexe is small scale and limited to one storey and, therefore, would not result in a detrimental impact on existing nearby properties by virtue of any unacceptable overshadowing, overbearing or overlooking impact. The proposals accord with policy CW2 of the Local Development Plan.

#### Access and Car Parking

- 5.8 The proposed annexe does not require any additional parking provision. The position of the proposed annexe would ensure sufficient parking area is retained to serve the main dwelling. The proposal complies with Policy CW3 (Design Considerations – Highways).

#### Ecology

- 5.9 The site has no ecological designation and the existing garage is not suitable for bats being well lit internally and externally. The loft space of the garage is used for storage and accessed often and the garage is well maintained with no gaps or spaces for access. There are

opportunities to provide biodiversity enhances as part of the proposals, such as a bird or bat box, and the applicant would accept a condition to secure these.

## **6.0 CONCLUSIONS**

6.1 To conclude, it is considered the proposed development to this application represents an acceptable scheme for the following reasons:

- The proposed annexe would remain incidental to the main dwelling and, therefore, the principle of its development is established.
- The annexe has been designed carefully to remain in keeping with the main dwelling and existing garage and would remain subservient to the overall planning unit.
- The proposed annexe by virtue of its position, together with its design, will remain in keeping with the village setting and existing built form in Manmoel village.
- The proposed would have a neutral impact on parking.
- The site does not have any significant biodiversity features which prevents its development and ecological enhancements can be secured.

6.2 It is respectfully requested the application is approved.

6.3 If further discussion or information is required, please do not hesitate to contact me.

Yours faithfully,



Lowri Hughson-Smith  
**Director**  
**LHS Planning Ltd.**