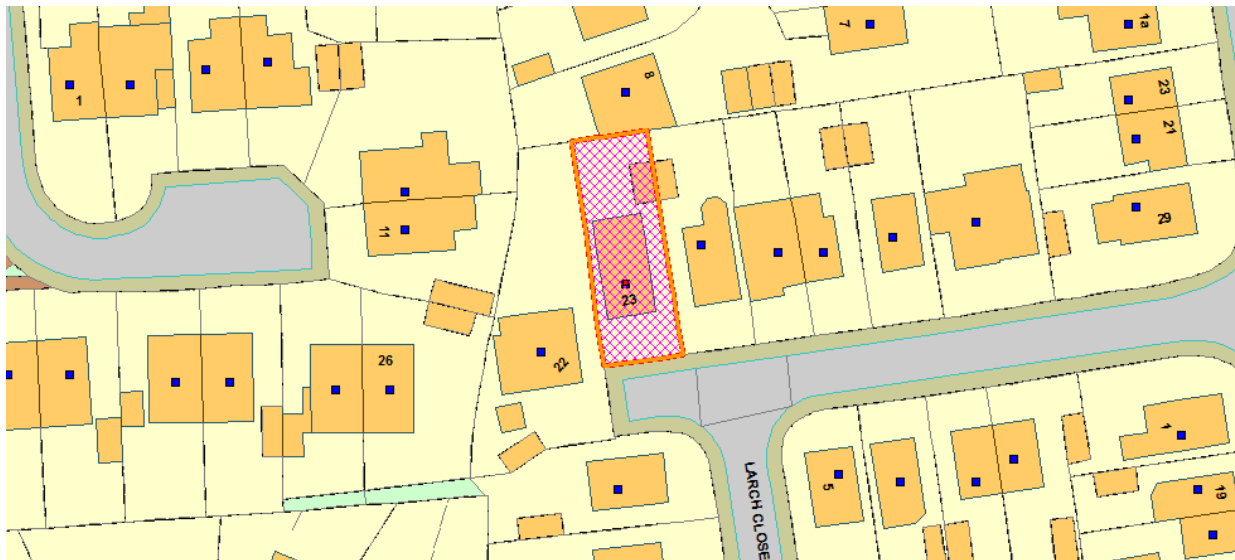


OFFICER REPORT

Application Number: 18/P/0794/HH
Received Date: 21st November 2018
Proposal: First Floor Rear extension
Site Address: 23 Larch Close New Inn Pontypool Torfaen
Ward: New Inn
Applicant: Mr & Mrs Neil Pugh
Agent: N/A



SITE HISTORY:

App Number	Proposal	Status	Received Date	Decision Date
18/P/0794/H H	First Floor Rear extension	Pending Decision (Recommendation Made)	20.11.2018	

BACKGROUND

This application is being reported to committee for determination as it has been submitted by the Conservation Officer for Monmouthshire County Borough Council, who is currently involved in providing Torfaen's Conservation service following the departure of the previous Conservation Officer.

DESCRIPTION OF SITE

The application relates to a detached, 2 storey dwelling located on the north side of Larch

dwelling to an unacceptable degree.

-The proposed materials are considered appropriate in this context.

Scale: (LDP Policy BW1)

-It is considered that the proposal comprises an acceptable scale, taking into account the proposed use and the scale and form of the existing dwelling.

-The development would not detrimentally compromise levels of amenity space within the property and there is considered sufficient levels of space to serve the occupiers.

Character of area: (LDP Policy BW1)

-The development is within the residential curtilage and relates to the residential occupation of the dwelling. It is therefore considered acceptable in this respect.

Residential amenity: (LDP Policy BW1)

-While it is acknowledged that there will be some element of increased overlooking in to the garden of 8 Oak Tree Close, to the rear which is at a lower level it is not considered to be materially worse than the existing situation.

-In relation to the adjacent properties whilst the application property is set back in relation to No. 22, the impact of the increased length of the proposed first floor is not considered to be unacceptable.

RECOMMENDATION: Approve with Conditions

CONDITIONS:

- 1 Unless otherwise specified by another condition of this Notice, the development shall be carried out in accordance with the following approved plans and documents: LC 06, LC 07, LC 08, LC 09, LC 10

Reason: To ensure the development is carried out in accordance with the approved details. Any material alteration to the approved details may have an impact that has not been assessed.

- 2 The development shall begin not later than five years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

INFORMATIVES:

- 1 Torfaen Local Development Plan covers Torfaen County Borough. The following policy/policies is/are relevant to the consideration of this application: BW1

Mr Adam Foote

Appendices	None
Background	Note: Members of the public are entitled, under the Local

Papers	Government Act 1972, to inspect background papers to reports. The following is a list of the background papers used in the production of this report. Planning Application File: 18/P/0794/HH
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For a copy of the background papers or for further information about this report, please telephone: Richard Lewis, Head of Development Management (Tel. 01633 647628)