

DELEGATED REPORT

Application No: P/20/0076

Site Address: Land Adjacent To 39 Park Place
Troedyrhiw
Merthyr Tydfil
CF48 4ET

Development: Construct 2 detached dwellings, a garage and granny annex

Case Officer: David Cross

Site Visit: 20th April 2020

Application Expiry Date: 11th February 2021

Consultation reply date expired: 31st July 2020

APPLICATION SITE

This application relates to an area of land measuring approximately 0.18 hectares situated at the end of a private road, which serves a row of three detached bungalows. The site largely comprises an area of overgrown grassland and is surrounded to the south-west, south-east and north-east by dense vegetation and woodland areas. At the centre of the site is the foundation for a dwelling that was previously granted permission (P/10/0049). Additionally, there is a single storey building adjacent to the north-east boundary, which was originally intended to be used as a music room as part of the earlier permission. Access to the site is via a private road, which links to the main highway serving the wider area to the north-west.

PROPOSED DEVELOPMENT

Full planning permission is sought for the construction of two detached dwellings with a self contained granny annex and a detached double garage.

The dwellings would be positioned in a row across the site from the south-west to the north-east and orientated to the north-west towards the adjacent bungalows and private road to form a cul-de-sac development.

The dwellings in the south-west and central part of the site would measure 12.1m wide by 11.4m deep and 6.9m high with a asymmetrical pitched roof. The existing building in the north-east part of the site would be utilised as a self contained granny annexe with a new asymmetrical roof constructed. This building would measure 6.8m wide by 8.3m deep and 5.9m high. The front elevation of the two dwellings would appear similar to bungalows with a general arrangement of windows and a front door at ground floor level. Roof lights would be utilised to serve the habitable areas within the roof space. The rear elevations would extend to the first floor level and would incorporate a series of large glazed windows and

bi-folding doors. The external finishes for each of the dwellings and granny annexe would comprise rendered elevations with pennant stone used on the front, together with dark grey windows and doors. The roofs would be covered with artificial slate tiles.

The proposed double garage, which would serve the two dwellings, would be located in the south-west part of the site and would measure 6.9m wide by 6.9m deep and 4.4m high with a pitched roof.

The proposal would utilise the existing private road with a new shared driveway constructed to provide access to each of the plots. Three parking spaces would be provided to the front of each of the dwellings on the driveway and in the garage. A single parking space would be provided for the granny annexe on the driveway to the side of the building. Turning facilities would also be accommodated on the shared driveway.

Whilst a detailed landscaping scheme has not been submitted, it is illustrated on the submitted plans that each dwelling would have a front and rear garden area, which would include grassed areas and patios.

PLANNING HISTORY

P/10/0049 - Erection of detached dwelling

Permission GRANTED on 24.08.2010

CONSULTATION

Head of Engineering	-	No objection.
Planning Division's Ecologist	-	No objection subject to a condition relating to a landscape and ecological enhancement plan.
Planning Division's Landscape Architect	-	No objection subject to a condition relating to the submission of a landscaping scheme.
Rights of Way Division	-	
Environmental Health	-	No objection subject to conditions relating to constructions hours and unexpected land contamination.
Natural Resources Wales (NRW)	-	No objection.
Welsh Water	-	No objection subject to a condition relating to surface water drainage.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and two site notices were displayed within the vicinity of the site.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

The following policies within the Merthyr Tydfil Replacement Local Development Plan (LDP) are relevant to the determination of this application:

- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design and Placemaking
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- Nature and Development, May 2015

PLANNING CONSIDERATIONS

Land use

The application site is located within the settlement boundary where the majority of new development is generally encouraged by policy SW1 of the LDP. Furthermore, it is acknowledged that planning permission (P/10/0049) was previously granted for a detached dwelling within the site. Therefore, the principle of the development has already been established.

Design

The general layout of the development has been informed by the shape of the site, resulting in a linear form. The dwellings have been orientated to provide a frontage toward the main road with a setback from the neighbouring property to maintain appropriate separation. It is noted that the siting of the dwellings does not differ significantly to the siting of the previously approved dwelling (P/10/0049).

The proposed dwellings have been designed with asymmetrical roofs, which can accommodate additional habitable space at first floor level, whilst appearing appropriate in scale, when viewed from the main road in relation to the nearby bungalows. The wide front elevations of the dwellings together with the simple arrangement of windows would be in keeping with the appearance of the existing bungalows. Although the rear elevations would appear much larger in scale with a significant portion of glazing that is at odds with the surrounding area, this part of the development would have a limited impact on the character given that it is largely screened by the surrounding woodland.

The properties in the vicinity of the site have a mixture of external material finishes with the adjacent bungalows utilising brickwork and the nearby terraces having a variety of rendered finishes. Within this context, the use of render and pennant stone on the proposed dwellings and granny annex with artificial slate roof is deemed to be acceptable and would not adversely impact on the character of the street.

It is noted that the granny annex has been designed to be subservient in scale to the dwelling on the central plot with a shared rear garden area. Given that it would be a self

contained property with its own facilities (i.e. bedroom, bathroom, kitchen and lounge), it is essentially deemed to be dwellinghouse in its own right. Notwithstanding this, its design is acceptable and an indicative boundary line is shown on the submitted layout plan to demonstrate adequate amenity space should the garden area need to be separated in the future.

The siting, scale and design of the development is acceptable and would not have a significant impact on the character or appearance of the surrounding area. Therefore, the proposal complies with policy SW11 of the LDP.

Amenities

The property that has the greatest potential to be affected by the development is 39 Park Place adjacent the site to the north-west.

The proposed detached dwellings would be orientated towards 39 Park Place with a separation distance of 11.5m from the adjoining boundary and 19.5m from the bungalow. Whilst there would be limited potential for overlooking from the ground floor windows, the outlook from the roof lights at first floor level would largely overlook the side aspect of the bungalow and its front garden area. Taking into account the siting, orientation and scale of the development, it is considered that the proposal would not significantly impinge on the amenities of the neighbouring occupiers in terms of overlooking or overbearing impacts. In this regard, it is acknowledged that no objections have been received from the local residents as a result of the publicity exercise. Therefore, the proposal complies with policy SW11 of the LDP.

Highways

It is proposed to utilise the existing private road, which measures approximately 3.5m wide and has a length of 97m with a footpath along one side of the carriageway. Currently this road serves 3 existing bungalows. This road is deemed to be of a suitable standard to accommodate the additional traffic generated by the development. Whilst there is limited opportunity for vehicles to pass each other, the road is straight with clear forward visibility.

The shared driveway within the site would provide sufficient off-street parking for each of the plots with an adequate turning facility to enable vehicles to enter the private road in a forward gear. In this regard, it is acknowledged that the Head of Engineering has not raised any highway safety concerns. Therefore, the proposal complies with policy SW11 of the LDP.

Ecology

The development lies adjacent to the Glamorganshire Canal Site of Importance for Nature Conservation (SINC 29) and is largely surrounded an ancient woodland which is protected by a Tree Preservation Order. As such, an Ecological Assessment and Arboricultural Survey Report were submitted in support of the application.

The Ecological Assessment identifies the habitats on and surrounding the site to comprise woodland, bare ground, tall ruderal vegetation, scrub and early succession grassland. A preliminary roost inspection was also undertaken of existing outbuildings and structures and it was concluded that there was no evidence of bats using the site. It is noted that the

surrounding trees may be used for roosting bats given their size, age and location. However, these trees would not be affected by the development.

The report notes that there is limited habitat (sparse scrub) along the boundaries of the site which may have some potential to support Dormice. However, the nearest record of Dormice is some 2km away from the site. It is recommended that any scrub is cleared in line with the method statement provided and in the event that Dormice are found, a license would need to be sought from Natural Resources Wales.

There is potential for the site to be used by reptiles, although no evidence was found during the survey of the site. The report also considers it likely that birds use the trees, nearby hedges and scrub for nesting. As such, any site clearance should be done outside the bird nesting season and in line with the proposed method statement to ensure no harm to birds is caused at any stage of the development.

Additionally, in terms of enhancements it is proposed that a hibernacula would be provided in the southern part of the site, together with two bird nesting boxes and two bat boxes on the trees in the northern part of the site. All external lighting would be low level and directed away from the site boundaries to retain dark corridors.

It has been adequately demonstrated that the development would not have a significant impact on protected species or habitats and that appropriate enhancement measures would be implemented. In this regard, the Planning Division's Ecologist and NRW have not raised any objection to the development. Therefore, the proposal complies with policy EnW1 of the LDP.

It has been illustrated in the Arboricultural Survey that the canopies of three mature trees would overhang part one of the proposed garden areas in the southern part of the site. The proposed decking/patio area would have some potential to impact on a small area of the root protection zone. The report considers the impact on the trees to be limited provided that the garden levels remain the same. In this regard it is noted that there are no obvious excavation works proposed in the garden areas.

The report also identifies two trees close to the entrance of the site that partly overhang the existing building to be used as a granny annexe. In this regard the footprint of this building has already been constructed and would not likely have an impact on the root system. The report also notes the overhanging branches are some 7m high above the roof to be altered and would not be significantly affected by the development. It is acknowledged that the Planning Division's Landscape Architect has not raised any object to the development and notes that no building materials should be stored within the root protection zones of the identified trees.

CONCLUSIONS

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

For the above reasons, the proposed development is acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

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

2. The development shall be carried out in accordance with the following approved plans and documents:

Dwg No. 604.00A, Elevations, received 17.12.2020
Dwg No. 604.001B, Plans, received 17.12.2020
Dwg No. 604.002B, Plans, received 17.12.2020
Dwg No. 604.003D, Elevations, received 17.12.2020
Dwg No. 604.005B, Elevations, received 17.12.2020
Dwg No. 604.006B, Elevations, received 17.12.2020
Dwg No. 604.007F, Site Plan, received 17.12.2020
Dwg no. 604.008D, Site Plan, received 17.12.2020
Dwg No. 604.009, Elevations, received 17.12.2020
Ecological Assessment, Issue 1, VE, received 17.12.2020
Arboricultural Survey Report, received 08.05.2020

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **Prior to the construction of the dwellings and garage** hereby approved details/samples of the materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to the occupation of the dwellings** hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the dwellings are occupied.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. Prior to the occupation of the dwellings, a Landscape and Ecological Enhancement Management Plan shall be submitted to and approved by the local planning authority. The management plan shall accord with the recommendations of the Ecological Assessment (received 17.12.2020) and shall include the following:

- A detailed landscaping scheme incorporating wildflower areas and a native hedgerow along the south-east site boundary,
- An external lighting plan,
- Details for the provision of 2 bird boxes and 2 bat boxes.

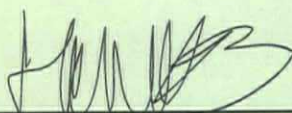
All works shall be carried out in accordance with the approved details prior to the occupation of the dwellings and all planting, seeding or turfing comprised in the landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the dwellings. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To protect the natural environment and ensure the development will be visually attractive in the interests of amenity in accordance with Policies EnW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. Construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/1/21