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Project Title The Patches
Job no. 970
Client Darran Abraham
Address Land at 106 Heolgerrig Road, Merthyr Tydfil. CF48 1TD

Appendix to Design and Access Statement: Changes to the design in response to pre application guidance

See below response set out as following

Pre application guidance

Design alterations as mitigation for pre-app comments

Design and Visual impact

1.

It is noted that the built development directly adjacent to and in proximity of the pre-application site, comprises a variety of dwelling types, including two storey dwellings and dormer bungalows.

We acknowledge that the site is not considered to be in an agricultural setting. Design alterations have seen a change in materials to conform with the adjacent typologies.

2.

the topography of the site slopes downwards west to east and as the ground level falls, the ridge heights of the exiting dwellings are staggered. There are concerns that the proposed dwelling would be several meters greater in height than the dormer bungalows located to the east.

Now that we have an up-to-date site section to determine the current on-site conditions, the proposed ridge height will be just 1350mm above the dormer bungalow to the east. Please refer to site section C-C.

3.

In summary, it is not clear how the proposal would be appropriate to its local context in terms of character, appearance, size, scale, organisation of fenestration and

elevational materials. There are concerns that the development would be uncharacteristic and visually intrusive.

To provide clarity regarding the size and scale of the proposal site sections have been prepared and are included as part of this application.

In terms of character, appearance, fenestration arrangement and materials the proposal acknowledges its context using timber cladding, render and fibre cement as finishes. All of which exists on the adjacent Bungalow to the West.

The fenestration arrangement has been revised to the front elevation particularly around the front entrance to introduce a vertical alignment as suggested within the pre-app meeting.

We believe the revised design to be appropriate given the mix of architectural languages within proximity to the site.

4.

Any future planning application would need to be accompanied with a detailed context analysis which considers the proposal and the nearby dwellings. As the pre-application site is between two dwellings, the relationship between the existing ridgelines will need to be fully understood and supported with a ridge line analysis.

See site sections for ridge analysis

5.

As discussed in our meeting, the proposed may benefit from taking advantage of the topography and splitting the dwelling into two sections, reorganisation of fenestration including a vertical emphasis around the main entrance. The introduction of a new material to the street scene may be appropriate if render is also used on the external surfaces.

Render is now used on the external surface. The fenestration has been addressed as outlined above. We see no need to split the dwelling across two levels

Residential Amenities

6.

The raised amenity area positioned atop the garage would be located hard on the boundary with Trehafod. There are serious concerns that this would result in a significant degree of overlooking into the private amenity areas and rooms of Trehafod. There are also some concerns regarding potential impact on the amenities of the properties located to the northwest.

Note that this raised amenity area has been removed

7.

Turning to overbearing. The proposed dwelling would be approximately 8.5m from the boundary of Plot 1, and there are concerns that due to the height of the proposed dwelling there may be issues in respect of overbearing

We ask that this is reconsidered in respect of the accurate on-site height's information provided as part of this application

Parking and Highway Safety

The proposed dwelling would need to provide up to three parking space for parking. All proposed parking spaces should be identified on plans.

The Head of Engineering and Highways noted the location of an existing telegraph pole and possible interference with vehicular egress.

During our meeting it was confirmed the telegraph pole was on land outside of the application site. The location of the telegraph pole should be clearly identified on plans in relation to the development and proposed parking spaces should meet with the requirements set out in the Welsh Parking Standards (2008).

Parking spaces are provided as indicated on plan. The location of the telegraph pole is marked on plan with TP.

Impact on Ecology

The Planning Division's Ecologist has noted the location of a number of priority and protected habitats and species.

In addition to the existing dwelling, it would appear that the development of the site would likely result in a loss of existing trees and vegetation. It is set out in Planning Policy Wales (Chapter 6) that where there is a loss of trees, this should be replaced at a ratio of 3:1.

A Preliminary Ecological Appraisal (PEA), including a Preliminary Roost assessment (PRA) (undertaken by a suitably qualified and experienced ecologist) would be required.

This must provide sufficient information for the local planning authority to assess any potential adverse impacts of the proposed development on priority and protected species and/or habitats, or to identify what further information is required before a full assessment is possible.

The results of the PEA and PRA will be used to inform whether further surveys are required, or to establish the need for and extent of any mitigation and compensation measures required as part of the proposed development.

Additionally, it would be necessary for a Green Infrastructure Statement to be submitted with your planning application. This will describe how green infrastructure has been incorporated into the proposal having regard to the stepwise approach and net benefit to biodiversity. The Green Infrastructure Statement should be taken into account by the commissioned Ecologist within the report in relation to the PEA.

There would also need to be enhancement of the site in line with the Environment (Wales) Act 2016.

Little Wing Ecology has been instructed to undertake a PEA, PRA and Green Infrastructure Statement. See associated documentation.