

DELEGATED REPORT

Application No:	P/24/0244
Site Address:	Land To The North Of Crabtree Walk And To The West Of Sweetwater Park Trefechan Merthyr Tydfil
Development:	Non-material amendment to planning permission P/23/0182 to change the orientation of the dwelling on plot 28 and change the house type and orientation of the dwelling on Plot 29.
Case Officer:	David Cross
Site Visit:	30th October 2024
Application Expiry Date:	13th December 2024
Consultation reply date expired:	

APPLICATION SITE

This application relates to a residential development comprising a total 45 dwellings which is currently under construction. The site measures approximately 3.2 hectares situated in the northern part of Merthyr Tydfil, adjacent to the established residential area of Trefechan.

To the south-east is a row of semi-detached properties that form part of Crabtree Walk and Hawthorn Hill. Some of these properties have a frontage towards the site. To the north-east are detached properties that back on to the site and form part of Sweetwater Park. On all other sides, the site is bound by the open countryside with the Brecon Beacons National Park being approximately 0.1km to the north-west.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to planning permission P/23/0182 to change the orientation of the dwelling on plot 28 and change the house type and orientation of the dwelling on Plot 29.

In relation to plot 28, it noted that the Ashford housetype would remain the same, however it is proposed to amend it sitting further to the west away from plot 27 to reduce the retaining structures needed in this area.

In relation to plot 29 the housetype would change from Ashford to an Oxwich, being a 4-bedroom dwelling with a garage, which would remain the same as the Ashford. The siting of the dwelling within the plot would also be slightly re-orientated to provide a better engineering solution.

PLANNING HISTORY

P/23/0182 - Vary condition 2 of planning permission P/20/0121 to change the house types of plots no. 30 and 31, alter the orientation of plot 44 (including lowering of finished floor levels), and change house type of plot 42 including its subdivision into 2 semi-detached houses.

Permission GRANTED on 02.10.2023

P/20/0121 - Demolition of bungalow, construction of residential development, landscaping, parking and associated works.

Permission GRANTED on 13.05.2021

P/19/0277 - Proposed highway engineering and access works

Permission GRANTED on 20.12.2019

P/76/0445 - Detailed application for the erection of 81 dwellings.

Permission GRANTED on 02.11.1977

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040

Planning Policy Wales (PPW), Edition 11, February 2021

Technical Advice Notes (TAN):

- TAN 5, Nature Conservation and Planning, September 2009
- TAN 18, Transport, March 2007
- TAN 12, Design, March 2016
- TAN 24, The Historic Environment, May 2017

Local planning policy

Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031:

- SW1 - Provision of New Homes
- SW2 - Provision of Affordable Housing

- SW3 - Sustainably Distributing New Homes
- SW4 - Settlement Boundaries
- SW9 - Planning Obligations
- SW11 - Sustainable Design and Placemaking
- SW12 - Improving the Transport Network
- CW1 - Historic Environment
- EnW1 - Nature Conservation and Ecosystem Resilience
- EnW4 - Environmental Protection
- EnW5 - Landscape Protection
- EcW12 – Mineral Buffer Zones

Supplementary Planning Guidance (SPG):

- SPG 1- Affordable Housing, March 2012
- SPG 2- Planning Obligations, March 2012
- SPG 4- Sustainable Design, July 2013
- SPG 5- Nature and Development, May 2015

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014).

PLANNING CONSIDERATIONS

The main considerations of this application relate to whether the proposed changes to the approved development would constitute a non-material amendment.

The Ashford housetype incorporates a garage that is attached the front aspect of the property giving it an 'L' shaped footprint. Whereas the Oxwich housetype, with the same number of bedrooms and general size, accommodates an integral garage providing a square footprint. The change in the housetype on plot 29 would have a negligible impact on the character and appearance of the development. Additionally, the Oxwich housetype is a design that is already used within the wider residential development.

It is noted that the change in the housetype on plot 29 enables the repositioning of the dwelling on plot 28 to be located to the side. The siting of the dwelling on plot 28 closer to plot 29 would provide an appropriate continuation of the row of dwellings along the northern part of the development. In turn, it would open up the landscaped pedestrian link to the south of the area providing an overall improved layout. As such this amendment is deemed to be acceptable and would have negligible impact.

The proposed amendments are not deemed to be of a scale to cause a greater impact that would differ to the originally approved scheme. The changes would not result in a detrimental impact either visually or in terms of local amenity. The plots in question are a sufficient distance from any other property and would no prejudice a third party in planning terms. Furthermore, the proposed amendments would be acceptable and accord with the relevant national and LDP policies.

Therefore, for the above reasons the proposed development is acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

RECOMMENDATION ENDORSED

p.p. 

Director of Neighbourhood Services

DATE: 18th November 2024