

DELEGATED REPORT

Application No:	P/21/0304
Site Address:	Pantygerdynen 56 Swansea Road Swansea Road Merthyr Tydfil CF48 1HR
Development:	Erection of 4 bedroom detached dwelling
Case Officer:	David Cross
Site Visit:	10th September 2021
Application Expiry Date:	23rd March 2022
Consultation reply date expired:	16th September 2021

APPLICATION SITE

This application relates to an area of land measuring approximately 0.04 of a hectare, which largely comprises a grassed area that forms part of the existing garden serving Pantygerdynen. The site is located within a predominantly residential area with Pantygerdynen to the west and neighbouring properties to the east and north. To the south, the site is bound by a number trees and dense vegetation with a large plateau beyond, that forms parts of the wider Trago Mills development.

Access to the site would be via a private shared access road that currently serves 3 residential properties. It would have a tarmac surface with limited opportunity for vehicles to pass along its length.

PROPOSED DEVELOPMENT

Full planning permission is sought to sub-divide the existing garden area to the side of Pantygerdynen to accommodate the construction of a new detached 4 bedroom dwelling. It would measure 10.1m wide by 7.7m deep and 7.8m high with a pitched roof. The dwelling would be of a modest design with a simple arrangement of windows with gable features and a central front door. The external material finishes would comprise render on the elevations with a tiled roof and brown upvc windows and guttering.

A new driveway would be constructed that involves the removal of a small section of conifer trees along the northern boundary to form an entrance on the private road. At least 2 parking spaces would be provided on a driveway to the front of the dwelling with an area where vehicles can turn within the site. The existing access arrangements serving Pantygerdynen would be retained.

Whilst a detailed landscaping scheme has not been provided, the submitted plans indicate the existing trees along the northern, eastern and southern boundaries would be retained and a small wildflower area would be planted in the southern part of the site. Additionally, a new 1.8m high timber fence would be erected along the western boundary of the site to separate the proposal from Panygerdynen.

CONSULTATION

Head of Engineering	-	No objection subject to a condition relating to foundation design and retaining works.
Planning Division's Ecologist	-	No objection subject to a condition to secure mitigation measures.
Welsh Water	-	No objection

PUBLICITY

In accordance with the Town & County Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

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

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

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

Para 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Para 4.1.43 – 4.1.56 set out the need to reduce the level and speed of traffic in new development, the provision of car parking and how this may be integrated into new development to minimise the reliance on cars. Transport assessments are also an important mechanism to determine anticipated impacts a development proposal may have.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also

be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 12 Design, March 2016
- TAN 18, Transport, March 2007

Local planning policy

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

- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012
- SPG 4 Sustainable Design, July 2013
- SPG 5 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 encouraged and supported by policy SW4 of the LDP. The land itself is already used for residential purposes as part of Panygerdynen and is situated in a predominantly residential area. As such, the principle of the development is acceptable.

Design approach

The existing properties in the surrounding area vary considerably in their scale and appearance, with a mixture of bungalows, two storey and three storey dwellings. There are traditional properties with narrow frontages, some with stonework or rendered finishes, as well as dwellings with a modern appearance, that have wider frontages with varying fenestration styles. Some of the properties in the vicinity of the site incorporate porches, canopies, gable features, bay windows and dormer windows.

Within this context, the proposed dwelling with its modest finishes and appearance would not appear out of character with the surrounding area. Whilst the dimensions of the proposed dwelling would generally be smaller than Pantygerdynen, it would not be dissimilar to other properties in the vicinity. Furthermore, given the location of the site at the end of a private road, the proposal would not be seen in a context where there are consistent building lines or defining characteristics that inform the quality of the streetscene.

The general design of the dwelling is acceptable and would not adversely impact on the character or appear of the surrounding area. Therefore, it complies with policy SW11 of the LDP.

Amenities

The proposed dwelling would be sited in a relatively central position of the site with the front elevation orientated to the north. The properties that have the greatest potential to be effected by the development is 32 Cyfarthfa Mews to the north and Brynheulwen to the east.

There would be approximately a 25m separation distance between the proposed dwelling and 32 Cyfarthfa Mews. At this distance there would be a negligible impact in terms of overlooking or overbearing impact. There is also a row of conifer trees and vegetation that would further screen the development.

The separation distance between the side elevation of the proposed dwelling and side elevation of Brynheulwen would be approximately 12m. As such, the proposal would not give rise to overbearing concerns. The existing row of conifer trees along the eastern boundary helps to screen the development. Furthermore, the eastern elevation of the dwelling would not include any windows that may otherwise give rise to the potential for overlooking.

The siting and orientation of the dwelling is deemed to be acceptable and would not adversely impinge on the amenities of the neighbouring occupiers. In this regard, it is acknowledged that no objections were received as a result of the publicity exercise. Therefore, the proposal complies with policy SW11 of the LDP.

Highway implications

Access to the site would initially be via the adopted highway (Old Winchfawr Road) to the north and then along a private road that currently serves 3 properties. These roads generally vary in their width, where there are sections of the carriageway that can accommodate two way traffic with a footpath along one side and in others parts there are pinch points that reduce the highway to single lane traffic with no footpaths. The private road would be described as a shared surfaced road that varies between 3.5m and 4.5m wide with limited opportunity for vehicles to pass at various internals along the length of the road. The development would not generate a high level of traffic movements and given that the private road only serves a small number of properties, it would not give rise to significant highway safety concerns. Furthermore, adequate off-street parking and turning facilities would be accommodated. It is acknowledged that the Head of Engineering has not raised any objection to the development. Therefore, the proposal complies with policy SW11 of the LDP.

Ecological impact

A Preliminary Ecological Appraisal (PEA) was submitted in support of the planning application, which considers the potential impacts of the development on protected species or habitats. The report considers the site to be of low value for reptiles and given that the vast majority of the existing trees and hedgerows along the boundaries of the site would be retained, there would be minimal impact on bats and birds

The report concluded that the site is generally of low ecological value at the local level with no significant impacts identified on any protected species or habitats. It is noted that any site clearance would follow the reptile methodology and in terms of enhancements, a wild flower area would be created in the southern part of the site, together with a bird and bat box located on the eastern elevation of the dwelling.

The planning division's ecologist is satisfied with the assessment undertaken and has not raised any objection to the development. Therefore, the proposal complies with policy EnW1 of the LDP.

Planning obligations

Policy SW9 of the LDP seeks contributions towards affordable housing, which can take the form of either on-site provision where 10 or more dwellings are proposed or a financial contribution where more than 5 dwellings are proposed. However, given that the proposed development relates to only 1 dwelling, no contribution towards affordable housing is sought in this instance.

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:

Drawing No. SR-01 - Plans and Elevations, received 02.03.2022

Drawing No. SR-04 - Proposed Site Plan, received 02.03.2022

Ecological Assessment, Issue 1, VB, dated January 2022

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

3. **Prior to the construction of the dwelling** hereby approved details/samples of the materials to be used in the construction of the external surfaces of the dwelling 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. **No development shall commence** until details of a scheme for the disposal of foul water has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.

Reason - To ensure adequate disposal of foul water drainage in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. The proposed parking spaces and turning facilities as illustrated on Drawing No. SR-04 - Proposed Site Plan, shall be constructed prior to the occupation of the dwelling hereby approved and made available for such purposes at all times thereafter.

Reason - In the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

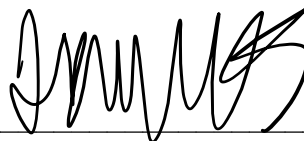
6. **Prior to the occupation of the dwelling** hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved prior to the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

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.

7. The proposed bird and bat boxes to be installed on the eastern elevation of the dwelling hereby approved shall be implemented in accordance with the approved plans and Ecological Assessment prior to the occupation of the dwelling.

Reason - To protect the natural environment and provide ecological enhancements in accordance with Policies EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

28/4/22