
From: Roberts, Huw
Sent: 21 December 2021 10:00
To: Ferreira, Marlene
Subject: RE: Emailing: p210371
Attachments: P-21-0371.pdf

Here you go. Have you got the EOT?

-----Original Message-----

From: Ferreira, Marlene <Marlene.Ferreira@merthyr.gov.uk>
Sent: 20 December 2021 16:53
To: Roberts, Huw <roberh@merthyr.gov.uk>
Subject: Emailing: p210371

There you go Huw.

I asked Geraint for EOT until Friday but he hasn't replied yet.

Hopefully he will tonight, but if he doesn't ill call him tomorrow, to make sure we have it before we send it out.

Thanks

Mel

I'm gonna finish now. I'm dead!

Cheerio - speak tomorrow.

DELEGATED REPORT

Application No:	P/21/0371
Site Address:	Land Off Aneurin Crescent And Wheatley Place Twynyrodyn Merthyr Tydfil
Development:	Construct three bungalows (alternative layout to that approved under application (P/18/0350)
Case Officer:	Marlene Ferreira
Site Visit:	11th November 2021
Application Expiry Date:	20th December 2021
Consultation reply date expired:	22nd November 2021

APPLICATION SITE

The application site relates to an open and irregular parcel of land located to the south of Greenwood Close, in Twynyrodyn. The grassed area slopes down significantly from east to the west. The site is bound by the bungalows in Greenwood Close to the north, the highway of Jowett Avenue to the east, the highway of Wheatley Place to the west and the highway of Aneurin Crescent to the south. Other than the bungalows in Greenwood Close, the land is surrounded by two-storey semi-detached residential properties.

The application site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct 3, 2 bedroom bungalows. The development would involve siting a semi-detached pair (units 1 and 2) and a detached bungalow (unit 3) on the grassed area of land, just off Wheatley Place.

The bungalows would be identical in their internal layout, overall scale and appearance and each would measure 7.65 metres wide, 10 metres deep with a 5.4 metre ridge height. They would each provide 2 bedrooms, a kitchen/dining area, a lounge and a bathroom. A front canopy would sit above the main entrance door. Each of the bungalows would comprise grey rendered elevations with grey contrasting feature colour panels (Whetherby render system), light grey concrete roof tiles (Marley Ludlow Major) and UPVC windows. Private garden areas to serve each of the bungalows would be provided to the east (rear), which would be enclosed with high retaining walls measuring between 1.5 metres and 3.2 metres (given the topography of the site) finished in red brickwork, with 1.1 metre steel

hooped railings above. Two on-site parking spaces would be provided to the side of each of the bungalows.

It should also be noted that a very similar proposal was previously granted under planning permission P/18/0350, which included 3 bungalows off Wheatley place as well as 2 bungalows just off Aneurin Crescent. The 3 bungalows which are also identical in scale and appearance to those approved (under planning permission P/18/0350) previously formed a terraced. However, due to Welsh Water constraints recently revealed along this part of the site, the bungalows have been split up from a row of 3 to a semi-detached pair and a single bungalow. The single bungalow (unit 3) remains in the same location as that approved under P/18/0350. However, the semi-detached pair (units 1 and 2) have been sited approximately 3.6 metres further north and now includes a two vehicle tandem parking area along the southern side elevation of unit 2, and a vehicle parallel parking area (for two cars) along the northern side elevation of unit 1.

PLANNING HISTORY

P/18/0350 - Construct 5, 2 bedroom bungalows – Approved: 13th March 2019

CONSULTATION

Head of Engineering	No objection.
Town Planning Division Policy Officer	No objection.
Town Planning Division's Ecology Officer	No objection.
Environmental Health	No objection, subject to conditions.
The Coal Authority	No objection.
Welsh Water	No objection, subject to conditions.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order (Wales) 2012, neighbouring properties were consulted and three site notices were displayed within the vicinity of the site. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

Policy 1 – Where Wales Will Grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

National Planning Policies

- Planning Policy Wales - Edition 11 (February 2021)

Paragraph 3.3 refers to good design and states that *'...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...'*

Paragraph 3.9 refers to character and states that *'...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...'*

Paragraph 3.14 refers to context appraisal and states that these *'...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...'*

Paragraph 3.55 states that *'...previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development...'*

Paragraph 4.2.17 goes on to state that *'...maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites...'*

Paragraph 6.4.3 discusses biodiversity and states that *'...the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement...'*

- TAN (Technical Advice Note)

TAN 12: Design (2016) – This TAN advises that the Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and deliver environmental sustainability, economic development and social inclusion at every scale throughout Wales.

TAN 5: Nature Conservation and Planning (2009) – This TAN provides guidance on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW1 - Provision of New Homes

Policy SW2 – Affordable Housing

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 1 – Affordable Housing, March 2012

SPG 2 – Planning Obligations, March 2012

SPG 4 – Sustainable Design, July 2013

SPG 5 – Nature and Development, May 2015

PLANNING CONSIDERATIONS

The application site lies within the settlement boundary as defined by the LDP Proposals Map. The application site also forms part of a larger grassed area which has been previously granted planning permission for 5 bungalows. Therefore, the principle of residential development is considered acceptable and is generally supported by LDP Policies SW1, SW2 and SW4, provided that the proposal is compatible with other relevant policies and material planning considerations. Thus, the main issues to consider when assessing this application relate to whether the proposed bungalows, in terms of their siting, scale and design, would be acceptable with regards to their impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

Character and Appearance

The proposed bungalows, as discussed above, are identical in their scale and appearance to those previously granted under planning permission P/18/0350. As such, their scale and finishes are therefore considered acceptable. The layout of the site however varies since the bungalows have now been split from a terraced row of 3 into a single bungalow and a semi-detached pair. Nevertheless, the bungalows would continue to be developed on the flattest part of the site and as such, although the semi-detached pair would be sited closer to the northern boundary, there would still be no deviation in their roof heights when viewing the bungalows off Wheatley Place. As such, the proposed bungalows would still appear as a consistent and uniform development when viewed within the street scene.

As under the originally approved scheme (P/18/0350), the proposed bungalows would also share similar characteristics in terms of their scale, appearance and material finishes to the existing bungalows to the north of the site. Thus, it is considered that the well-proportioned design of the bungalows is reflective of the existing bungalows in the immediate context and would not detract from the character or appearance of the area. The proposal would therefore accord with LDP Policy SW11.

Residential Amenity

Unit 1 would be sited approximately 5 metres at its closest point from 13 and 14 Greenwood Close. The retaining garden walls serving the bungalow (unit 1) would be sited 4 metres away at its closest point. These distances, combined with the fact that the proposed bungalows would be sited below the level of these neighbouring bungalows, would ensure that there would be little overbearing and loss of light impact resulting from the proposed development. Any loss of privacy/overlooking to these neighbouring properties would also be minimal since the rear windows would be largely screened by the rear retaining garden walls.

In respect of the impact of the development upon the existing two-storey dwellings surrounding the site (i.e. those in Wheatley Avenue and Jowett Avenue) it is considered that the single storey nature of the development and the intervening roads and/or topography, would ensure that the amenities of surrounding residents in terms of overbearing, overlooking or loss of light impact, would not be adversely affected. The proposal would therefore comply with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work would not be required in respect of this proposal. However, in accordance with the Environmental Wales Act (2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' (2019), the Council's Ecologist has requested that 2 bat boxes and 2 bird boxes be installed on the proposed bungalows and a landscaping scheme comprising of native species be submitted in support of the application. Amended plans were received on the 17th November 2021 which show that the 2 bird boxes and 2 bat boxes would be erected on the gable elevations of the bungalows. Landscaping plans, LS01 and LS02 were also received on 16th December 2021 which include native planting. The amended plans and landscape plans have been considered by the Council's Ecologist and whilst the Council's Ecologist has noted that the landscape plans also include ornamental planting, no objection has been raised. As such, provided that these plans are conditioned as part of the planning permission, the proposed development would comply with LDP Policy EnW1.

Parking and Highway Safety

The Head of Engineering has considered the proposal and does not consider that this alternative layout would be deemed any more harmful to highway or pedestrian safety than the scheme previously granted planning permission under P/18/0350. The proposed development would therefore not give rise to adverse highway/pedestrian safety concerns or impinge the free flow of traffic in the vicinity. It would therefore accord with LDP Policy SW11.

CONCLUSION

The proposed development, due to the reasons discussed above, is therefore considered acceptable and in compliance with the relevant policies and guidance.

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.

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:

- Project no: 7858, Drawing no: 10, received: 25th October 2021;
- Project no: 7858, Drawing no: 11, Rev: D, received: 17th November 2021;
- Project no: 7858, Drawing no: 12, Rev: E, received: 17th November 2021;
- Project no: 7858, Drawing no: 13, Rev: A, received: 25th October 2021;
- Project no: 7858, Drawing no: 14, received: 25th October 2021;
- Landscape Strategy, LS.01[B], received: 16th December 2021;
- Landscape strategy, LS.02[B], received: 16th December 2021;
- Title: Retaining Wall & Foundation Details, Drawing no: 11969-01, Rev: G, received: 25th October 2021;
- Title: Drainage Concept Plan, Drawing no: 11969/501, Rev: 09, received: 25th October 2021;
- Title: Retaining Wall/Foundation Structural Package, Document no: 001, Rev B, Date: 26.10.2021, received: 3rd November 2021.

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

3. No surface water and/or land drainage shall be allowed to discharge directly or indirectly into the public sewerage system.

Reason - To ensure adequate disposal of surface water drainage in accordance with LDP Policy EnW4 of the Merthyr Tydfil Replacement Local Development Plan.

4. 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 Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

5. All planting, seeding or turfing comprised in the approved details of landscaping (as indicated on drawings LS.01[B] and LS.02[B]) shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and 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 ensure that the new development will be visually attractive and in the interest of biodiversity, to accord with Policies SW11 and EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/12/21