

DELEGATED REPORT

Application No: P/23/0025

Site Address: Land Between 26 & Farm Shop
Gelligaer Road
Trelewis
Treharris

Development: Non-material amendment to planning permission P/22/0053 to adjust the layout of the dwellings.

Case Officer: David Cross

Application Expiry Date: 21st March 2023

APPLICATION SITE

This application relates to an area of vacant land to the north of No. 26 Gelligaer Road. The site measures approximately 0.17 of a hectare and largely comprises scrubland with an open surface water drain crossing the site from the main highway to the north-west to a ditch in the south-west corner. Along the north-west boundary of the site is a grassed verge with a number of trees that have been planted in a row alongside the highway. To the north-east of the site is a farm shop with associated parking and service yard area. To south-east is an area of vacant land and an adjoining field that forms part of the open countryside.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to planning permission P/22/0053 to adjust the siting of the dwellings. The approved scheme involves the construction of 4 detached dwellings, each of a similar scale and appearance, which would be positioned in a linear form across the site with a frontage on to Gelligaer Road.

It is proposed that the dwelling on Plot 1 would remain unchanged and the dwellings on Plots 2-4 would be positioned slightly closer to the highway. This would result in the dwellings following a similar building line, rather than having a staggered setback across the site.

The dwelling on Plot 2 would be 0.7m closer to the highway (overall distance of 10.8m), the dwelling on Plot 3 would be 2m closer (overall distance of 10.6m) and the dwelling on Plot 4 would be 2.5m closer (overall distance of 11.9m). Each plot would maintain a driveway with sufficient space for at least 2 parking spaces and the associated landscaping and SUDs areas in the front gardens. There would be no changes made to the general design and appearance of the dwellings, the access arrangement or the landscaping scheme.

PLANNING HISTORY

P/22/0171 - Non-material amendment to planning permission P/22/0053 to reduce the size of the dwellings, adjust the layout and alter the material finishes.

Permission GRANTED on 22.07.2022

P/22/0053 - Erection of 4 detached dwellings with associated parking

Permission GRANTED on 07.04.2022

P/21/0366 - Erection of 4 detached dwellings with associated parking

Permission GRANTED on 17.12.2021

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

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

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

Local planning policy

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

- Policy SW1 - Provision of New Homes
- Policy SW2 - Provision of Affordable Housing
- Policy SW3 - Sustainably Distributing New Homes
- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy SW12 - Improving the Transport Network
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- 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

The main considerations of this application relate to whether the proposed changes to the siting of the dwellings would constitute a non-material amendment. In this respect, consideration is given to the potential impact the changes would have on the character and appearance of the surrounding area, as well as any changes to the impact on the amenities of neighbouring occupiers.

The proposed changes to the siting of the dwellings would have a negligible impact on the overall layout of the development, with only the length of the driveways in effect being altered. The proposed dwellings would generally follow a similar building line to the dwelling on Plot 1, each with a similar setback from the adjacent highway. This would not differ greatly from the approved scheme and would have a negligible impact on the street scene. The changes to the layout would not materially alter the parking provision to the front, with at least 2 parking spaces provided on driveways and a parking space within the integral garages. As such, the proposed changes are not deemed to have an adverse

impact on the character and appearance of the street and surrounding area. Additionally, it is noted that the proposal would not give rise to a greater impact on residential amenity, particularly as there would be no change to the siting of the dwelling on Plot 1 in relation to the adjoining property (26 Gelligaer Road).

Overall, the proposed amendments would be minor in nature and would not result in a material change to the approved scheme. Furthermore, the proposed changes would not conflict with the LDP policies.

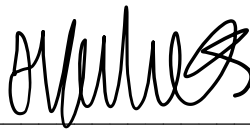
CONCLUSIONS

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, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

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



Director of Neighbourhood Services

DATE:

14/2/23