

Our Ref: 24.157
Date: 14 August 2024

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Dear Sir or Madam,

Town & Country Planning Act 1990 (As Amended)
Proposed change of use application from community hall (D2 Use Class) to an adapted bungalow
Former Bontnewydd Hall, Bontnewydd Terrace, Trelewis, CF46 6AB
Planning application reference: PP-13308847

Asbri Planning has been appointed by Merthyr Valleys Homes to submit a full planning application to Merthyr Tydfil County Borough Council in relation to the above site. Proposals comprise a change of use from a community hall to an adapted bungalow at the former Bontnewydd Hall, Bontnewydd Terrace, Trelewis.

Submission

In line with the Council's planning application procedures, the following information accompanies this submission:

Document/drawing (reference where applicable)	Prepared by
Planning Application Form	Asbri Planning
Covering Letter	Asbri Planning
Site Location Plan (LT2204.00.01)	Le Trucco Design
Existing Site Plan (LT2204.04.001)	Le Trucco Design
Proposed Site Plan (LT2204.04.01 Rev.B)	Le Trucco Design
Existing Floor Plan (LT2204.04.002)	Le Trucco Design
Existing Elevations (LT2204.04.003)	Le Trucco Design
Proposed Floor Plan (LT2204.04.03)	Le Trucco Design
Proposed Elevations (LT2204.04.04 Rev.A)	Le Trucco Design
Boundary Details (LT2204.04.05)	Le Trucco Design
Shed Details (LT2204.04.06)	Le Trucco Design
Bin Store Details (LT2204.04.07)	Le Trucco Design
Structural Inspection Report	Quad Consult
Bat Survey	Ecological Services Ltd.
Trustees Representative Letter	Trelewis OAP Association

The planning application fee to the sum of £460 will be paid under separate cover.

Site Description and Background

The application site is situated within the village of Trelewis. The site currently comprises a detached, single-storey, redbrick community hall, which backs onto an area of woodland (the western elevation). The eastern elevation fronts onto Bontnewydd Terrace. The hall is currently leased by the Trustees of Trelewis OAP Hall Association; however, the hall association is no longer able to run the premises due to a combination of factors,

but mainly as a result of the Covid-19 pandemic. The pandemic has had an impact upon community attendance and volunteer availability, which has made it increasingly difficult for the trust to run and maintain Bontnewydd Hall effectively. Given the scale and overall useability of the hall, it is considered unlikely in the extreme that it will be reoccupied for a comparative use. As such, Merthyr Tydfil County Borough Council approached Merthyr Valleys Homes with a proposal to convert to the building into an adapted bungalow.

Internally the building features a main hall, a stage, an office, a kitchen, and two W/Cs, one of which has disabled access. As such, prior to its closure to the public, the OAP Hall Association used Bontnewydd Hall to hold meetings, provide a warm-hub for local residents, and held community events.

Whilst the hall lies between two car garages, it is located in a predominantly residential area. Residential dwellings face Bontnewydd Hall from the opposite side of Bontnewydd Terrace. Residential use of the site is therefore a conforming land use. The site extends to approximately 171m² in total and is enclosed by a metal fence to the rear. It is centred on the following grid coordinates E: 310403, N:197222.

A review of Cadw's online mapping service reveals that the site is not situated within close proximity to any historical assets, with the closest Grade II listed structure being located approximately 500m to the southeast of the site, in the form of Trelewis War Memorial (Ref: 87855). As such, the impact of the proposals on the historic environment will not present a constraint to the proposal.

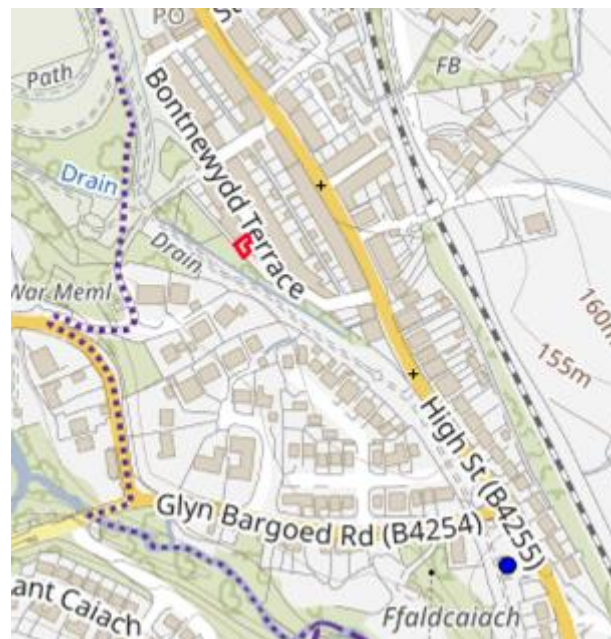


Figure 1: Site location in relation to the nearest Grade II Listed structure (Trelewis War Memorial)

A review of the Coal Authority's mapping services shows that the site lies within the coal mining reporting area, however lies outside the High Risk area. As such, a Coal Mining Risk Assessment does not accompany this planning application.

In respect of flooding, a review of Natural Resources Wales's development advice map (DAM) reveals that the site is within Flood Zone A. As such, it is considered to be at little or no risk of fluvial or tidal/coastal flooding as illustrated below:



Figure 2: Natural Resources Wales Development Advice Map

Furthermore, NRW's Flood Map for Planning (FMfP), which will supersede the DAM later in 2024, demonstrates that the site is not susceptible to surface water or small watercourse flooding.



Figure 3: Natural Resources Wales Flood Map for Planning

Access to the site is achieved directly off Bontnewydd Terrace, and pedestrian footpaths are located on both sides of the street. Furthermore, a dropped curb is located directly outside Bontnewydd Hall and a further dropped curb is located 20m north of the site.

In terms of active travel, National Cycle Network Route 47 is located approximately 20m to the south of the site, which extends to destinations such as Newport to the southeast and Neath and Carmarthen to the southwest.

The nearest bus stop is located approximately 150m to the north of the site along High Street, and provides access to Bedlinog and Merthyr Tydfil, both of which are located to the north of the site, via service no.79. This service runs once an hour between the hours of 07:25 and 19:20. Abercynon train station is the closest rail station

to the site, and is located approximately 5km to the southwest. Here, passengers can also travel to Merthyr Tydfil, but also further afield to destinations such as Cardiff.

Pre-application Discussions

The proposed development was subject to pre-application discussions (Ref: PA/24/0009) with Merthyr Tydfil County Borough Council in early 2024. These discussions were used as opportunities to gain feedback on the following proposals:

"Proposed change of use application from community hall (D2 Use Class) to an adapted bungalow"

A pre-application meeting was held over Microsoft Teams with the design team and the case officer, Adam Foote, on the 25th June 2024. The following comments were raised in the case officer's formal pre-application response:

Principle of development

- Site lies within the settlement boundary and within a secondary growth area, therefore no concerns/objections are raised in this regard.
- No concern is raised relating to the compatibility of the use within the context of the site.
- To ensure the proposals adhere to the criteria set out in SW13, the proposals will have to demonstrate that:
 - Alternative provision of at least equivalent value to the local community can be provided nearby; or
 - It can be demonstrated that existing provision is inappropriate / surplus to the needs of the community and is no longer required; or
 - It can be demonstrated there is no longer a viable community use for the facility.

Residential Amenity

- No external alterations are proposed therefore the physical impact of the building would not lead to any different impact on residential amenity or the character and appearance of the surrounding area.
- The following are deemed acceptable as part of the proposals:
 - Slate effect tiles for the new roof;
 - Close board fencing / boundary treatments

Parking / Highway Safety

- The proposals would result in a lesser shortfall in the parking provision than the existing use, which indicates a betterment.
- No objections have been raised by the highways/engineering officer.
- They welcome the addition of the cycle store in the proposed shed.

Ecology

- The inclusion of bat/bird boxes as part of the proposals is considered to be sufficient to support any future planning application.
- As a new roof is proposed, it is recommended that a preliminary survey/assessment for the likelihood of bats/nesting birds is carried out and submitted in support of any future planning application.
- They also request that a tree survey and a Green Infrastructure Statement are prepared to accompany the planning application.

In light of the comments raised, the following amendments have been made to the proposals:

- In terms of the proposals adhering to LDP Policy SW13, which relates to Protecting and Improving Local Community Facilities, justification has been provided in the appraisal section of this letter.
- Given that the proposals include the provision for a new roof, a Bat Activity Survey has been undertaken, and accompanies this application submission.

- Following discussions with the structural engineers regarding the extent of proposed works along the western boundary, it was concluded that the works won't require any removal of trees and won't have an impact on the root protection areas.
- Green infrastructure has been discussed in the appraisal section below.

Planning History

A review Merthyr Tydfil CBC's online planning register reveals that the site has not been subject to any relevant planning applications in the past.

The Proposal

As aforementioned, the proposals are for a change of use of the former Bontnewydd Hall (D2 Use Class) to an adapted bungalow. The accompanying proposed floor plan (Ref: LT2204.04.03) demonstrates that building will be transformed to provide the following:

- Living/Dining Room
- Kitchen
- Bathroom
- Store cupboard
- Main bedroom with ensuite; and
- Carer's bedroom

The bungalow will be suitable for persons with complex care needs. As such, the proposal incorporates provision for carer's amenities to stay within the bungalow. The applicant is Merthyr Valleys Homes, a registered social landlord. As such, the proposal will provide affordable housing and will be suitable for those with complex care needs and mobility concerns through the retention of wheelchair access and internally the use of wider doorways and an adapted w/c.

Whilst no parking facilities are proposed, on street parking is available along Bontnewydd Terrace.

Planning Policy Framework

Future Wales: The National Plan 2040

Future Wales: The National Plan 2040 adopted in February 2021 establishes a national framework setting the direction for development in Wales to 2040. It forms a development plan with 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.

Policy 1 (Where Wales Will Grow) identifies National Growth Areas and states:

"The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:

- Cardiff, Newport and the Valleys
- Swansea Bay and Llanelli
- Wrexham and Deeside

Cardiff, Newport and the Valleys, the region within which the site is located, will be the main focus for growth and investment in the South East region.

The Welsh Government will work with regional bodies and local authorities in the region and in neighbouring

regions of England to promote and enhance Cardiff, Newport and the Valleys' strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

The Welsh Government supports co-ordinated regeneration and investment in the Valleys area to improve well-being, increase prosperity and address social inequalities. The Welsh Government will work with regional bodies, local authorities, businesses, the third sector, agencies and stakeholders to support investment, including in the manufacturing sector, and to ensure a regional approach is taken to addressing socio-economic issues in the Valleys.

Policy 12 (Regional Connectivity) highlights the importance of reducing parking provision within urban areas, and states that:

"The Welsh Government will support and invest in improving regional connectivity. In urban areas, to support sustainable growth and regeneration, our priorities are improving and integrating active travel and public transport. In rural areas our priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services.

The Welsh Government will work with Transport for Wales, local authorities, operators and partners to deliver the following measures to improve regional connectivity:

- Active Travel – Prioritising walking and cycling for all local travel. We will support the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday purposes.*
- Bus – Improve the legislative framework for how local bus services are planned and delivered. We will invest in the development of integrated regional and local bus networks to increase modal share of bus travel and improve access by bus to a wider range of trip destinations...*

Planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed-use and car-free development around metro stations.

Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement.

Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time..."

Planning Policy Wales Edition 12

Planning Policy Wales (PPW) – Edition 12 (February 2024) is the principal document which sets out the land use policy context of the Welsh Government. Its primary objective is to ensure that the planning system itself contributes towards the delivery of sustainable development whilst improving the social, economic, environmental and cultural well-being of Wales, as required by the Well-being of Future Generations Act 2015 and other pertinent legislation.

The planning system is central to achieving sustainable development in Wales. It provides the legislative and policy framework to manage the use and development of land in the public interest which is consistent with key sustainability principles.

Section 3 – Strategic and Spatial Choices, states that effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals. The policy issues should not be considered in isolation from one another. Paragraph 3.3 states

“Good design is fundamental to creating sustainable places where people want to live, work and socialise. 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.”

Paragraphs 3.5 and 3.6 of PPW relates to Access and Inclusivity and state:

“Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone.

Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children. There will often be wider benefits to be gained through the sensitive consideration of such provision, for example, whilst the presence of visual cues will be invaluable in assisting those with hearing loss to engage in a noisy environment, a navigable environment will benefit all. Good design can also encourage people to meet and interact with each other, helping to address issues surrounding loneliness. Good design must also involve the provision of measures that help to reduce the inequality of access to essential services, education and employment experienced by people without access to a car. Design measures and features should enable easy access to services by walking, cycling and public transport.”

Paragraph 4.2.2. is in relation to the Planning system’s role in housing and states:

- *“identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures;*
- *enable provision of a range of well-designed, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places; and*
- *focus on the delivery of the identified housing requirement and the related land supply”.*

In respect of Affordable Housing, paragraph 4.2.26 states:

“A community’s need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and determining relevant planning applications. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers.”

Technical Advice Notes

Technical Advice Note 2 (2006): Planning and Affordable Housing

TAN 2 provides advice and guidance on Planning and Affordable Housing. It states the importance of the role of the local authority in setting a target for affordable housing based on Local Housing Market Assessments (LHMA). Furthermore, the importance of carefully assessing whether the size and tenure of affordable housing reflects the identified need is emphasised. Paragraph 11 refers to the design of affordable housing. Here, Planning Policy Wales’s design objectives are highlighted as ones which **‘apply equally to market housing and to affordable housing, the overriding principle being to establish a sense of place and community’**.

Technical Advice Note 12 (2016): Design

In defining the notion of design, paragraph 2.1 states that it can help in articulating our nation and culture whilst helping in sustaining a positive image of Wales.

Paragraph 2.5 warns that **‘good design is not inevitable’**, in order to achieve it, it must embrace sustainability, architecture, place making, public realm, landscape, and infrastructure. Furthermore, the five objectives of good design are highlighted;

- **Access;**
- **Character;**
- **Community Safety;**
- **Environmental Sustainability; and**
- **Movement.**

Merthyr Tydfil Local Development Plan (to 2031)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the authority’s adopted development plan, unless material considerations indicate otherwise. In this instance, the statutory development plan for the application site is provided in the Merthyr Tydfil Local Development Plan (2016 - 2031).

The LDP proposals map reveals that the site lies within the settlement boundary for Merthyr Tydfil. As such, is in an area where development is normally permitted.

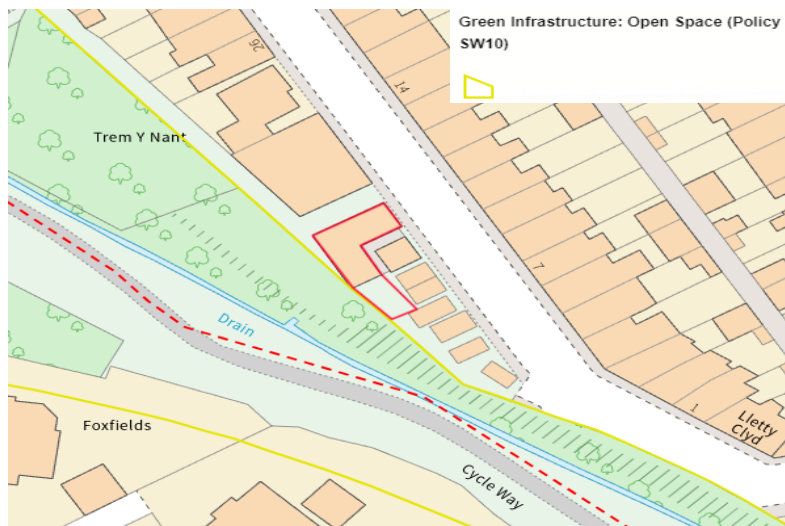


Figure 4: LDP Proposals Map Extract

The following policies contained within the LDP are considered to be of relevance to this planning application:

Policy Reference	Relating to
<i>Improving our Social Well-being</i>	
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
SW13	Protecting and Improving Local Community Facilities
<i>Improving our Environmental Well-being</i>	
EnW1	Nature Conservation and Ecosystem Resilience

EnW4	Environmental Protection
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Policy SW1 states that to sustainably grow the plan area population, an additional 2,250 new homes are required during the plan period (up to 2031). To ensure delivery, paragraph 6.4.7 of the LDP explains that provision has been made for 2,821 homes. LDP policy SW2 sets out the identified need for affordable housing within the plan area, with the figure set at 253 affordable dwellings.

Policy SW3 states that new homes will be concentrated within the main settlement of Merthyr Tydfil. Policy SW4 relates to Settlement Boundaries and states that Trelewis is defined as 'Other Growth Areas' within which development will be encouraged.

As the proposal will result in the loss of Bontnewydd Hall, which is considered to be a community facility, Policy SW13 (Protecting and Improving Local Community Facilities) is relevant to the proposal and states:

"The provision of new and enhanced community facilities will be supported subject to satisfying other relevant LDP policies.

The Council will protect and support the enhancement of the County Borough's existing community facilities.

Development proposals that would result in a loss of an existing community facility will only be permitted where:-

- *alternative provision of at least equivalent value to the local community can be provided nearby, or*
- *it can be demonstrated that existing provision is inappropriate or surplus to the needs of the community and is no longer required, or*
- *it can be demonstrated there is no longer a viable community use for the facility."*

Environmental policy EnW4 (Environmental Protection) states that development proposals will be required to demonstrate that the development will not unacceptably impact upon people, residential amenity, property and/or the natural environment.

Supplementary Planning Guidance

In addition to the aforementioned LDP policies, the following Supplementary Planning Guidance documents are also considered relevant to this planning application.

- Guidance Note No.1 – Affordable Housing (2012);
- Guidance Note No.2 – Planning Obligations (2012);
- Guidance Note No.4 – Sustainable Design (2013); and
- Guidance Note No.5 – Nature and Development (2015).

Planning Appraisal

This section aims to identify the main issues relevant to the consideration of the certificate and assess the scheme against the relevant planning policy framework. These matters are considered to be as follows:

- The **principle of development** in terms of land use planning policy and sustainable development;
- The impact of the development on the **character and appearance** of the surrounding area;
- The impact of the development on **residential amenity**;
- Impact of the development in terms of **sustainable transport and parking**; and
- **Other material considerations**.

Principle of Development

The change of use will facilitate the creation of an adapted bungalow which is suitable for persons with complex care needs. The proposed development is therefore in accordance with paragraphs 3.5 and 3.6 of PPW, which

emphasizes that development should address the issues of inclusivity and accessibility for all. Accommodation will be provided at an affordable tenure. The proposed development is therefore in accordance with paragraphs 4.2.2 and 4.2.26 of PPW12 which state that the planning system must support the delivery of affordable housing.

With reference to its LDP Proposals Map status, the site lies within the settlement boundary of Merthyr Tydfil. As such, is in an area where development is normally permitted, which ensures that the proposals adhere to LDP Policy SW4 (Settlement Boundaries).

The proposal will result in the conversion of Bontnewydd Hall which is considered to be a community facility. Policy SW13 (Protecting and Improving Local Community Facilities) of the adopted LDP is therefore relevant to the proposal. The policy states that development proposals that would result in the loss of an existing community facility will only be permitted where it complies with one of three criteria.

The second criterion states that proposals will be acceptable if it can be demonstrated that the existing provision is surplus to the needs of the community and is no longer required. As aforementioned, the Covid-19 pandemic has had a negative impact on volunteer and attendee numbers, which has led to the gradual decline in the maintenance and running of Bontnewydd Hall. This is also evidenced in the Trustees Representative Letter which accompanies this planning application. As such, the site is considered to be surplus to requirement and the proposals consequently accord with Policy SW13 (Protecting and Improving Local Community Facilities) of the adopted LDP.

It is also considered that the scale and overall useability of the building would render it unlikely to be reoccupied for a comparative use. The proposal is therefore considered to be in accordance with the third criterion of Policy SW13 which states that proposals which result in the loss of a community facility will be permitted where there is no longer a viable use for the facility.

In addition, it should be emphasised that the proposal will be occupied by persons with complex care requirements for which there is a specific housing demand and will therefore continue to serve a community's needs in a different manner.

Proposals can therefore be considered in accordance with PPW (12th edition) and key LDP policies such as SW1, SW2, SW4 and SW13.

Residential Amenity

As aforementioned, the site is adjoined by car garages along its northwestern and eastern boundaries. This, along with the existing layout and orientation of the building ensures that the amenity of nearby existing residential properties is not unduly harmed. As such, the proposed change of use of the community facility to residential use will not result in a change in impact upon existing residential amenity of the area.

Given that the proposals are for the change of use of the existing building, and no extensions are proposed, the single-storey nature of the building will not cause any issues surrounding overlooking. Furthermore, the careful positioning of habitable rooms and boundary treatments will ensure there are no adverse impacts on the privacy of existing and future residents.

In conclusion, it is considered that residential amenity within and adjacent to the site can be considered acceptable, thus in accord with LDP Policy SW11 as well as TAN 12: Design.

Character and appearance of the surrounding area

The accompanying elevations illustrate that the proposal will retain the red brick façade, with only minor alterations proposed to the exterior of the property. This will ensure that it's in keeping with the buildings/dwellings located to the north of the site boundary, whilst also being fit for purpose as an adapted bungalow.

The scale in terms of being single-storey in height ensures that the change of use will not result in an overbearing impact on existing properties.

Ultimately, it is considered that proposals will not negatively impact upon the character and appearance of the surrounding area. Indeed, it is considered that the proposals will positively contribute to the surrounding character whilst complying with key LDP Policy SW11, TAN 12: Design, as well as key elements of PPW and the Well-being of Future Generations Act, within which sustainable development, health and environmental considerations drive discussions. Proposals at this site constitute a well detailed scheme which respects its siting within an established residential area within Merthyr Tydfil.

Sustainable Transport and Car Parking

As previously stated within the Proposals section, parking facilities are not currently proposed as part of the scheme. Notwithstanding, on-street parking is the only available form of parking along Bontnewydd Terrace itself for existing residents, which provides ample on-street parking in this respect. Furthermore, no objections were raised by the highways/engineering officer in terms of parking or highway matters during pre-application discussions. It is considered that the parking requirement and vehicular trips associated with the proposed use are considerably less than that of its extant use as a community hall which represents an established fallback position. The lack of dedicated parking facilities is therefore acceptable.

The nearest bus stop is located approximately 150m to the north of the site along High Street, and the no.79 service provides access to Bedlinog and Merthyr Tydfil, both of which are located to the north of the site. This service runs once an hour between the hours of 07:25 and 19:20. Abercynon train station is the closest rail station to the site, and is located approximately 5km to the southwest. Here, passengers can also travel to Merthyr Tydfil, but also further afield to destinations such as Cardiff.

As such, it is clear that the site lies within a sustainable location, which ensures that the proposals adhere to TAN18: Transport, and Policy 12 of Future Wales: The National Plan 2040.

Ecology and Green Infrastructure

Paragraph 6.2.12 of Planning Policy Wales states that *"a green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15) has been applied."*

Figure 5 below provides a summary of the Step-Wise Approach:

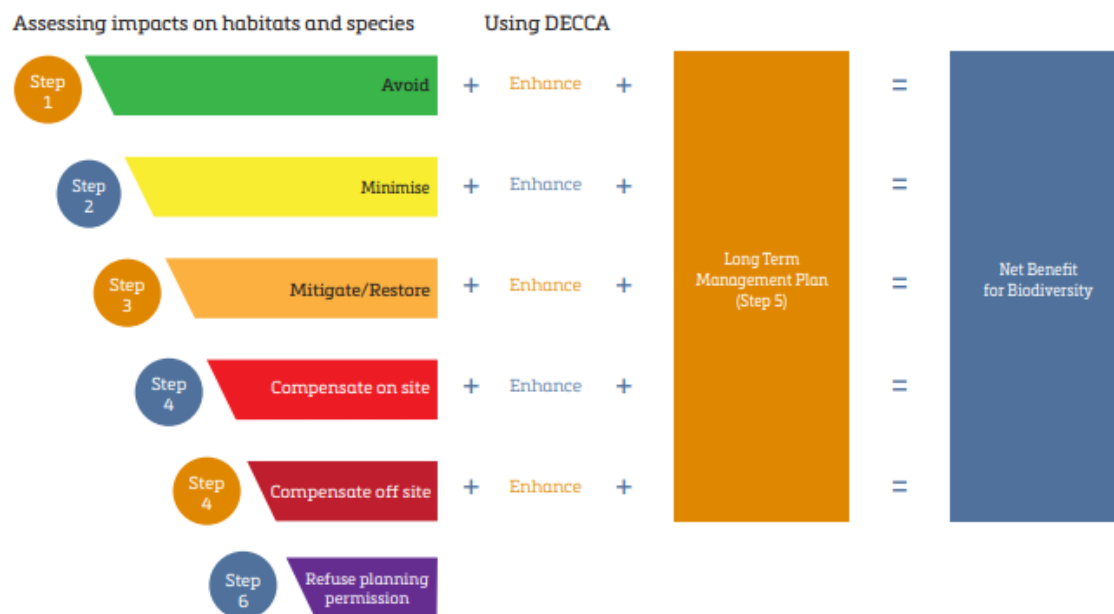


Figure 5: Summary of Step-Wise Approach (Source: Planning Policy Wales Edition 12, 2024)

The site itself offers limited potential for biodiversity and the accompanying Bat Report notes that no bats were observed emerging from the buildings, and no evidence of nesting bird use of the buildings was observed during the surveys. Notwithstanding the property is located in an area with excellent ecological connectivity for bats to the wider environment, therefore the Bontnewydd Hall was considered to have moderate potential for roosting bats.

In light of the above, to ensure that the proposals “*work creatively with nature*” (PPW12, 2024; p126) in accordance with Chapter 6 of PPW12, the following enhancements are proposed:

- 3no. Raised Ridge Tiles for bats
- A self-contained ridge roosting area for bats along the entire ridge line of the new roof; and
- 2no. Vivara Pro WoodStone sparrow nest boxes.

Further to the above, no trees or hedgerows will be removed as part of the development, however the accompanying Site Survey Report (Rev.A) states that vegetation along the southwest elevation must be removed to further inspect the wall, as a visual examination was not possible during the initial inspection of the property. This is an unavoidable measure as the structural integrity of the property could be at risk if the vegetation removal is not undertaken. Notwithstanding, vegetation removal along the southwestern boundary will be minimised as much as possible, therefore adhering to Step 2 of the Step-Wise Approach.

This, along with the enhancement measures stated above, will ensure that the proposals are in accordance with national guidance (Chapter 6 of PPW 12) in addition to Policy EnW1 of the adopted LDP.

Conclusion

This planning application has been submitted in relation to the proposed change of use from use application from community hall (D2 Use Class) to an adapted bungalow. The principle of development is established and the proposal is considered to be acceptable in respect of the development on the character and appearance of the surrounding area, residential amenity, parking and sustainable transport provision and in terms of ecology and green infrastructure.

I trust this, and the enclosed is satisfactory in order to approve the application. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ffion Goodland', with a stylized flourish at the end.

Ffion Goodland

Planner

ffion@asbriplanning.co.uk