

DELEGATED REPORT

Application No:	P/22/0325
Site Address:	Land At Maesynant Grove Park Merthyr Tydfil CF47 8HX
Development:	Erection of detached dwelling (Reserved Matters)
Case Officer:	David Cross
Site Visit:	21st December 2022
Application Expiry Date:	10th February 2023
Consultation reply date expired:	11th January 2023

APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.069 of a hectare located within the residential curtilage of Maes Y Nant. The main area of the proposed development would be located at the northern part of the site, which has a maximum depth of 19.5m and a maximum width of 22m. The southern part of the site includes a strip of land that varies between 7m-12m wide and 40m in length. The site generally slopes downwards from north to south.

The application site is bound to the west and south by the garden area serving Maes Y Nant. A public footpath (Red Lane) also runs alongside part of the eastern boundary of the site with detached properties beyond. To the north is a residential property (The Cedars) which forms part of The Grove. To the south is an adopted highway serving a row of semi-detached dwellings forming part of King Edward Villas.

PROPOSED DEVELOPMENT

This application seeks approval of the matters relating to access, appearance, landscaping, layout and scale, that were reserved as part of the outline permission (P/19/0329) for a detached dwelling.

The proposed site layout plan indicates the dwelling would be located within a central position of the site, with the front elevation orientated to the south fronting on to a private road. The dwelling would be located to side (east) of Maesynant and to the rear (north) of the adjoining residential plots, which is the subject of a separate reserved matters application (P/22/0325).

The access to the site would be via a new road that links to King Edward Villas to the south and extends between Plots 2 and 3. The road would measure 4.5m wide with a 1.8m wide footpath along one side and a turning area adjacent to the site. Three parking spaces would be provided on a driveway to the front and side of the dwelling.

The proposed dwelling would be two storey with the first floor level accommodated within the roof space, measuring 10m wide by 9m deep and 7.3m high with a pitched roof. A gable feature would be provided to the front and rear aspect of the building, together with a large glazed entrance and a dormer window on the front roof plane. Roof lights would also be utilised on the rear roof plane. The material finishes would comprise of brickwork to the front elevation with render used on the side and rear elevations. The roof would be covered using fibre cement slate.

A detailed landscaping scheme has been submitted which illustrates the planting of a hedgerow along part of the front (southern) boundary with a mixture of shrubs planted alongside the driveway.

PLANNING HISTORY

- | | | |
|-----------|---|--|
| P/22/0329 | - | Variation of condition 2 of planning permission P/19/0329 to extend the period for the submission of the reserved matters. |
| | | Permission GRANTED 24.02.2023 |
| P/22/0324 | - | Erection of three detached dwelling (Reserved Matters). |
| | | Application currently under consideration. |
| P/22/0038 | - | Variation of condition 2 of planning permission P/18/0217 to extend the period of time for the submission of the reserved matters details. |
| | | Permission GRANTED on 31.05.2022 |
| P/19/0329 | - | Variation of condition 3 of planning permission P/16/0164 to extend the period of time for the submission of reserved matters details for a single dwelling. |
| | | Permission GRANTED on 20.04.2020 |
| P/18/0217 | - | Variation of condition 2 of outline planning permission P/15/0434 to extend the period of time for the submission of reserved matters details for a residential development. |
| | | Permission GRANTED on 25.04.2019 |
| P/17/0343 | - | Non material amendment to planning application P/17/0192 to omit the security gates on the access road. |
| | | Permission GRANTED on 06.12.2017 |
| P/17/0192 | - | Construction of private drive and culverting of existing stream. |
| | | Permission GRANTED on 29.09.2017 |

- P/16/0164 - Erection of detached dwelling and private drive (Outline).
Permission GRANTED on 13.04.2017
- P/15/0434 - Residential Development (outline).
Permission GRANTED on 18.04.2016
- P/14/0322 - Residential Development (Outline).
Permission GRANTED on 05.02.2015
- P/12/0169 - Erection of 9 detached dwellings with associated access road and highway works.
REFUSED permission on 27.06.2013
The application was subsequently DISMISSED at appeal (Ref: APP/U6925/A/13/2209984) on the 10.03.2014.
- P/11/0357 - Erection of 14 dwellings comprising 6 pairs of semi detached and 2 detached, with associated access road and highway works.
Application WITHDRAWN on 11.01.2012

CONSULTATION

- Head of Engineering and Highways - No objection
- Welsh Water - No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notices were displayed within the vicinity of the site.

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 18, Transport, March 2007
- TAN 12, Design, March 2016

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 CW1 - The Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW2 - Internationally and Nationally Protected sites and species
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG1 - Affordable Housing, March 2012.
- SPG2 - Planning Obligations, March 2012.
- SPG4 - Sustainable design, July 2013.
- SPG5 - Nature and Development, May 2015.

PLANNING CONSIDERATIONS

The principle of the residential development has already been established as part of the outline permission P/19/0329. As such, the main considerations of this application relate to the acceptability of the proposed access, appearance, landscaping, layout and scale, being the reserved matters details.

Access

The siting and alignment of the proposed access road was previously approved under planning permission P/17/0192, which involved the culverting of a watercourse that crossed the site. This proposal does not seek to alter the design of the access road, which would serve both the development and the adjoining vacant plots. The private access is deemed to be of an acceptable design in terms of its dimensions with appropriate turning facilities. The point of access on to the main highway is acceptable with sufficient visibility for drivers entering and egressing the site. Furthermore, suitable pedestrian access would be provided that appropriately links to the adopted highway. In this regard, it is acknowledged that the Head of Engineering and Highways has not raised any highway safety concerns. Therefore, the proposal complies with policy SW11 of the LDP.

Appearance

Within the immediate vicinity of the application site, there are a mixture of house types, which vary in their appearance with large traditional semi-detached properties along King Edward Villas to the south, modern detached dwellings along Grove Park to the north-west and traditional terraced properties along Dane Terrace to the south-west. Although there is considerable variation in the design of the dwellings, there are a few features that commonly occur, which include gables to the front elevation and the provision of wide canopies and bay windows. It is noted that a number of properties in the area provide accommodation within the roof space, which is evident by the presence of roof lights, dormer windows and second floor windows in the front gables. Furthermore, the materials finishes vary in the area with the terraced properties typically having rendered finishes, King Edward Villas have red brickwork to the front with render on the sides and the properties along Grove Park utilise a brown/orange brickwork with elements of render.

To integrate the development within the varied context, the proposed dwelling would incorporate a front gable and a pitched dormer window on the front roof plane to support the use of the roof space. This would reflect some of the characteristics of the dwellings along King Edward Villas and Grove Park. The fenestration would generally reflect to the modern dwellings along Grove Park and Maesynant. The proposed red/brown brickwork to be used on the front elevation of the dwellings would be similar to the brickwork used on Maesynant and would generally compliment the mixture of finishes already present in the area. Similarly, the use of fibre cement slate on the roof would be appropriate for the area, which accommodate a mixture slate roofs and concrete tiles.

The general design and appearance of the proposed dwelling is acceptable, which would integrate well with the neighbouring properties, in an environment where there is not a strong prevailing character. As such, the proposal would not have an adverse impact on the character or appearance of the surrounding area. Therefore, the proposal complies with policy SW11 of the LDP.

Landscaping

The proposed site plan clearly sets out a detailed landscaping scheme comprising a mixture of hedgerow and shrub planting in the front garden area and a lawn to the rear. The landscaping scheme would enhance the overall quality of the development, provide biodiversity interest and would complement the character of the area. In this regard, it is acknowledged that a number of properties in the immediate vicinity include hedgerows

and trees to the front and along garden boundaries. The proposed landscaping scheme is deemed to be acceptable and complies with policy SW11 of the LDP.

Layout

The layout of the development follows the indicative proposal that was set out in the outline application P/19/0239. The siting of the dwelling is also informed by the need to maintain a suitable distance away from the culvert crossing the site. The dwelling would be appropriately orientated to provide a frontage onto the private road, which may in part be seen from the street. The layout would provide a suitable area for parking to the front and side of the dwelling with adequate turning facilities provided along the private road. This helps to minimise the visible presence of vehicles within the street and retain an element of street parking.

The rear aspect of the dwelling would be approximately 8.5m away from the rear garden boundary, which is set back further than the adjoining Maesynant. The dwelling would also be positioned approximately 28m away from the existing property (The Cedars) to the north. It is noted that the upper floor of the dwelling would largely overlook the adjacent watercourse with dense vegetation and trees. Whilst there may be a degree of overlooking into the front garden/driveway of The Cedars, such views would generally be at an acute angle. Furthermore, the separation distance is deemed to be sufficient. Taking into account the siting and orientation of the dwelling, the proposal would not give rise to adverse impacts on residential amenity in terms of overlooking or overbearing. In this regard, it is acknowledged that no objections were received from local residents.

Accordingly, the layout of the development is deemed to be acceptable and would integrate well the surrounding properties. Therefore, the proposal complies with policy SW11 of the LDP.

Scale

The majority of the properties within the immediate vicinity of the site are two storey detached and semi-detached properties. Whilst the dwellings along Kind Edward Villas and Dane Terrace tend to be of a more uniform size in terms of the width, depth and height, the properties along Grove Park vary more in the shape and size.

The proposed dwelling would be of a design that is akin to a dormer bungalow. Within the vicinity of the site, there are a small number of bungalows, notable Elm Tree House located along Grove Park to the west. Given the location of the dwelling, which would be largely surrounded by neighbouring properties and the modest size of the plot, the height of the building is deemed to be appropriate. The general footprint of the proposed dwelling is also acceptable and would be similar to that of Maesynant and the surrounding properties. Therefore, the scale of the development is acceptable and complies with policy SW11 of the LDP.

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 reserved matters detailed are acceptable and comply with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **Condition:**

1. The development shall be carried out in accordance with the following approved plans and documents:

Dwg No. 013 - Proposed Site Plan, received 16.12.2022

Dwg No. 014 - House Type B, received 16.12.2022

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

24/2/23