

# DELEGATED REPORT

|                                         |                                                                         |
|-----------------------------------------|-------------------------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/22/0324</b>                                                        |
| <b>Site Address:</b>                    | <b>Land At Maesynant<br/>Grove Park<br/>Merthyr Tydfil<br/>CF47 8HX</b> |
| <b>Development:</b>                     | <b>Erection of three detached dwellings (Reserved Matters)</b>          |
| <b>Case Officer:</b>                    | <b>David Cross</b>                                                      |
| <b>Site Visit:</b>                      | <b>21st December 2022</b>                                               |
| <b>Application Expiry Date:</b>         | <b>6th February 2023</b>                                                |
| <b>Consultation reply date expired:</b> | <b>11th January 2023</b>                                                |

## APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.15 of a hectare. The site generally slopes downwards from north to south with a plateau at the centre of the site. There is also a water course located near the northern boundary that has recently been culverted where it crossed through the site.

The site currently forms part of the residential curtilage of Maesynant, which adjoins the northern part of the site. To the west is a private access road serving a number of detached dwellings forming part of Grove Park. A public footpath (Red Lane) runs along the eastern boundary of the site with large detached properties beyond. 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/22/0038) for a residential scheme comprising 3 detached dwellings.

The proposed site layout plan indicates three dwellings would be located along the southern boundary of the site, with a 2m setback from the existing highway. The front elevations would be orientated towards the street. A private access road would be provided between plots 2 and 3 to serve a rear parking area and garages, as well as a fourth plot, which is subject to a separate application (P/22/0325).

The access road would measure 4.5m wide with a 1.8m wide footpath along one side and a turning area at the northern end. Pedestrian access from the existing highway would also be provided to the front of each dwelling. Two parking spaces would be provided on a hardstanding area for each dwelling, together with a single detached garage.

The proposed dwellings would be of the same two storey design with accommodation within the roof space, measuring 9m wide by 10.1m deep and 9m high with a pitched roof. A projecting gable feature would be provided to the front, together with a canopy above the front door and ground floor window. Roof lights would also be utilised on the front and rear roof planes to serve the loft area. 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.

The proposed garages would measure 4.2m wide by 5.7m deep and 4.2m high with a pitched roof. The material finishes would comprise brickwork on the front elevation to match the dwellings with render on the side and rear elevations. The roof would also be covered using fibre cement slate to match the dwellings. It is noted on the site plan that a series of integrated bird and bat boxes would be provided on the dwellings and located close to the eaves.

A detailed landscaping scheme has been submitted which illustrated the planting of a hedgerow in front of the dwellings along the southern boundary. Trees would be planted in the southern, western and eastern corners of the site. A mixture of shrubs would also be planted in the front gardens and alongside the northern part of the access road.

#### 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 23.02.2023                                                                                                                                                |
| P/22/0325 | - | Erection of 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/22/0038. 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. The proposal does not seek to alter the design of the access road, which would serve the proposed parking areas, garages and a dwelling on the fourth plot. 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 and traditional terraced properties along Dane Terrace. Although there is considerable variation in the design of the dwellings, there are a few features that commonly occur, which includes gables feature 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 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 dwellings would incorporate front gable features, a canopy that would span the front elevation and a small second floor window in the front gable. This would reflect some of the characteristics of the dwellings along King Edward Villas. The fenestration would generally reflect to the modern dwellings along Grove Park and Maesynant, but would include vertical glazed panels, which in part reflects some of the traditional properties in the area. The proposed red/brown brickwork to be used on the front elevations of the dwellings and garages 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 accommodates a mixture of slate roofs and concrete tiles.

The general design and appearance of the proposed dwellings and garages are 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 hedgerows, trees and shrub planting across the site, largely within the front garden areas and adjacent to the proposed garages. The landscaping scheme would enhance the overall quality of the development 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.

In conjunction with the landscaping scheme, a Landscape Ecological Management Plan (LEMP) has also be submitted. It has been identified in the LEMP that there is limited opportunity to create new habitat environments. However, the provision of native hedgerows, trees and shrub planting would assist in providing some enhanced biodiversity interest. Furthermore, the LEMP sets out an appropriate strategy to minimise any harm to protected species during construction. It also provides details for the appropriate installation of integral bird and bat boxes on each dwelling. Additionally, the lighting strategy indicates a light would be provided to the front and rear of the dwelling and to the front of the garages. The lights would controlled by appropriate sensors with recessed bulbs and the illumination at a downward angle. The lights would also be mounted no greater than 2m above ground.

The proposed landscaping scheme is deemed to be acceptable and would provide suitable features that offer ecological enhancements, whilst minimising any impact on protect species. Therefore, the proposal complies with policies SW11, EnW1 and EnW2 of the LDP.

### Layout

The layout of the development follows the indicative proposal that was set out in the outline application P/22/0038. The dwellings would be positioned to provide an appropriate frontage along street with small front gardens that reflect the character of the area. The dwellings would also have a separation distance of at least 20m from existing properties opposite along King Edward Villas.

Parking would be located to either the side or the rear of the dwellings, which would be accessed via the private road. This would help to minimise the visible presence of vehicles within the street and retain an element of street parking.

Taking into account the siting and orientation of the dwellings, 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 uniformed size in terms of the width, depth and height, the properties along Grove Park vary more in the shape and size. Furthermore, it is noted that the dwellings along Kind Edward Villas appear to be visually higher with the provision of second floor windows in the front gables. The dwellings along Danes Terrace are also elevated above the street, which also gives the impression of taller buildings in the area.

The general footprint of the proposed dwellings is acceptable and would be similar to that of Maesynant and the surrounding properties. Furthermore, the height of the dwellings is deemed to be acceptable and would not appear out of place with the adjacent 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. 003 - Proposed Site Plan, received 12.12.2022  
Dwg No. 004 - House Type A, received 12.12.2022  
Dwg No. 005 - Garage Drawings, received 12.12.2022  
Landscape Ecological Management Plan, received 04.01.2023

**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