

**Cyngor Bwrdeistref Sirol Merthyr Tudful**

Cynllunio Trefol (Rheoli Datblygu)

Uned 5

Parc Busnes Triongl

Pentrebach

Merthyr Tudful

CF48 4TQ

Rhif Ffon: 01685 726213

www.merthyr.gov.uk

Application for Planning Permission**Town and Country Planning Act 1990****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Town/city

Postcode

Description of site location (must be completed if postcode is not known)

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surjeet

Surname

Singh

Company Name

Momi Investment Ltd

Address

Address line 1

18 Chestnut Court

Address line 2

Chestnut Avenue

Address line 3

Town/City

Wembley

Country

Postcode

HA0 2LT

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Ananthapadmanabhan

Surname

Ananthapadmanabhan

Company Name

ADAPT Consultants

Address

Address line 1

53 Springfield Road

Address line 2

Address line 3

Town/City

Eastham

Country

United Kingdom

Postcode

E5 2AH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

441.73

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Proposal of Constructing 2 no 2 Bedroom Detached Dwelling by demolishing 18 abandoned Garages at land near to Beech Grove, Gurnos, Merthyr Tydfil, Mid Glamorgan CF47 9RY

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Existing Site has got 18 unused abandoned Garages

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

The site was used as 18 Garages parking space

When did this use end (if known)?

dd/mm/yyyy

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☐ Yes

☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes

☒ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used in the build?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type: Walls Existing materials and finishes: Proposed materials and finishes: All Proposed materials to match the existing and surrounding property .
Type: Roof Existing materials and finishes: Proposed materials and finishes: All Proposed materials to match the existing and surrounding property .
Type: Windows Existing materials and finishes: Proposed materials and finishes: All Proposed materials to match the existing and surrounding property .
Type: Doors Existing materials and finishes: Proposed materials and finishes: All Proposed materials to match the existing and surrounding property .
Type: Boundary treatments (e.g. fences, walls) Existing materials and finishes: Proposed materials and finishes: All Proposed materials to match the existing and surrounding property .
Type: Vehicle access and hard standing Existing materials and finishes: Proposed materials and finishes: All Proposed materials to match the existing and surrounding property .

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
- ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☐ Yes
☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☐ Yes
☒ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☐ No
- ☒ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Refer to Site Plan and Design and access Statement

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
- ☐ No

If you answered "yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the attached plans.

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☐ Yes
☒ No

Employment

Will the proposed development require the employment of any staff?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

A preplanning advice was taken from the council and the reference number of the case is PA/22/0056

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA/22/0056

Date (must be pre-application submission)

25/01/2023

Details of the pre-application advice received

The pre-application site lies within the residential settlement boundary and the proposed development would therefore be in accordance with LDP Policies SW1 and SW4, which supports new development in this location provided it complies with other relevant policies. The pre-application site, as previously described, is accessed off a narrow lane/footpath and sits to the rear of properties along Beech Grove, Sycamore Road and Goitre Lane. The properties would front the lane/footpath and as such, would provide natural surveillance to part of the existing footpath which runs from Goitre Lane, along the narrow lane, and into Beech Grove. The dwellings would also be of a similar scale and design to surrounding properties and as such would be acceptable in this area. Nevertheless, the proposal appears to result in a cramped form of development, particularly when considering the proposed parking layout/associated manoeuvring space, and relationship with the existing neighbouring dwellings.

The plans show that there would be two on-site parking spaces for each dwelling. This however would not be achievable. The access and manoeuvring space within which to drive into and drive out of the site is insignificant. The lane/footpath and on-site parking spaces would not provide sufficient space to enable vehicles to park and manoeuvre without (if possible) excessive and awkward movements.

Thus, the loss of the 18 garages would result in additional on-street parking in a street which already appears to be heavily congested by parked vehicles, both on-street and along the pedestrian pavements.

The proposed dwellings would be located approximately 6.8 metres from the rear dividing boundary wall and further 8.6 metres from the rear of the dwellings situated along Sycamore Road. They would also sit within approximately 2.2 metres from the side dividing boundary wall and a further 12 metres to the rear of the properties along Beech Grove and Goitre Lane. As such, the proposed dwellings would sit between 14 and 16 metres of the rear elevation of the surrounding dwellings.

Since the pre-application site is surrounded by residential properties to the north, east, south and west, and having considered that the sun rises in the east and sets in the west, the proposed dwellings, at this height, would also result in some loss of light to the rear gardens. Whilst the plans indicate that the side facing first floor windows serving the staircase area and bathrooms could be obscurely glazed, the front and rear bedroom windows would provide direct overlooking opportunities into the rear garden areas of the surrounding dwellings, in particular those located along Sycamore Road and 13 Goitre Lane.

This pre-application proposal would therefore represent a development which would not integrate effectively with adjacent spaces, would have a detrimental impact upon parking provision, highway/pedestrian safety and would have an adverse impact on residential amenity.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

Do any of these statements apply to you?

- ☐ Yes
- ☒ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- ☒ Yes
- ☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Surjeet

Surname

Singh

Declaration Date

29/03/2023

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Surjeet

Surname

Singh

Declaration Date

29/03/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Ananthapadmanabhan Ananthapadmanabhan

Date

05/04/2023