

DELEGATED REPORT

Application No:	P/21/0182
Site Address:	106 Heolgerrig Heolgerrig Merthyr Tydfil CF48 1TD
Development:	Erection of two dwellings (Reserved Matters)
Case Officer:	David Cross
Site Visit:	27.05.2021
Application Expiry Date:	14th July 2021
Consultation reply date expired:	17th June 2022

APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.14 of a hectare, which largely consists of overgrown vegetation and made up ground, with hedgerows and trees situated along parts of its boundaries. The site is bound to the north, east and west by adjoining residential properties. To the south is a private lane that provides access to the site with dwellings opposite that form part of Crud Yr Awel. It is noted that the initial section of the lane has recently been improved to include a footpath along one side and a tarmac surface.

PROPOSED DEVELOPMENT

Reserved matters approval is sought for the construction of detached bungalows, which includes details of the proposed access, appearance, landscaping, layout and scale. The site plan illustrates the two bungalows would be sited in a fairly central position of the site and orientated with a frontage towards the private lane. The bungalows would be setback approximately 4.7m from the lane to accommodate front garden areas, with hardstanding areas located to the side to provide at least three off-street parking spaces. The remaining areas of the site would be utilised as private garden areas.

The two bungalows would be of the same design, albeit handed, measuring 14m wide by 9m deep and 6.2m high with a pitched roof. The proposed elevations would incorporate a simple arrangement of windows with larger bi-folding patio doors on the rear elevation. A timber canopy/brise soleil feature would be provided that wraps around part of the front and side elevations. Additionally, dormer windows would be utilised on the rear roof plane to accommodate two bedrooms with en-suites in the roof space. The external material finishes would comprise vertical larch cladding on the elevations with anthracite grey metal standing seam roof. The doors and windows would be aluminium framed in anthracite grey and the dormer window would be constructed using metal cladding to match the roof.

The landscaping scheme illustrates a natural stone wall would be constructed along part of the southern boundary with planted borders, trees and grassed areas within the front garden space. The existing trees and hedgerow along the northern and eastern boundaries would be retained. Additionally, a 1.8m high close boarded fence would be used to enclose the rear garden areas. The proposed driveways would have a paved finish.

PLANNING HISTORY

P/18/0105 - Erection of 2 dwellings

Permission GRANTED on 17.05.2018

CONSULTATION

Head of Engineering - No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) order 2012, letters were sent to neighbouring properties and a site notice was displayed in 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 SW11 - Sustainable Design and Placemaking
- Policy CW1 - The Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG4 - Sustainable design, July 2013.
- SPG5 - Nature and Development, May 2015.

PLANNING CONSIDERATIONS

The application site lies within the settlement boundaries where the majority of new development is generally encouraged and supported in principle by Policy SW4 of the LDP. Outline planning permission for the residential development of the site was previously granted under application P/18/0105. As such, the principle of the development has already been established. Therefore, the main considerations of this application relate to the matters that were reserved as part of the outline permission, which includes the proposed layout of the development, the access arrangements, the appearance and scale of the dwellings and the landscaping scheme.

The general layout of the development has been influenced by the need to provide an appropriate frontage on to the private lane in a similar manner to other properties in the immediate vicinity. The bungalows would be setback from the lane to provide suitable private garden areas to the front and to increase the separation distance with the existing properties opposite (to the south). It is acknowledged that the site is currently elevated above the lane and that it is proposed to reduce the ground levels in order to create suitable access on to the driveways and to minimise any impacts on the neighbouring properties. As such the layout of the development is acceptable and would be consistent with the neighbouring properties along the lane.

The scale of the bungalows is deemed to be appropriate for the site and would integrate well with the surrounding properties, which includes a number of bungalows in the immediate vicinity. The scale of the buildings also respects the change in levels between the site and the bungalow to the east, which is at a much lower level, albeit screened by the existing vegetation.

The development has the greatest potential to impact on the residential amenity of the properties opposite the site within Crud Yr Awel that back on to the lane, of which the proposed bungalows would be positioned approximately 10m to 12m away from their rear elevations and at least 8.6m away from their rear garden boundaries. The height of the proposed bungalows (6.2m), together with the reduction in the site levels, helps to minimise any potential overbearing impacts that may otherwise take place. Additionally, the existing 2m high boundary fencing enclosing the rear gardens of Crud Yr Awel would minimise any overlooking from the ground floor windows of the bungalows. Furthermore, the roof lights within the front roof plane of the proposed bungalows are positioned at a higher level to reduce any overlooking into the rear gardens. The proposed bungalows would also be positioned with an acceptable distance away from the existing dwellings to the north, east and west of the site and the retention of the existing vegetation along the northern and eastern boundaries help to further minimise any overlooking concerns. It is acknowledged that as a result of the publicity exercise no objections were received from the local residents that may highlight concerns with any amenity impacts.

It is noted that the style of the houses within the surrounding area varies considerably, with a mixture of different bungalow designs, some with wide frontages and others with narrow gable frontages. Some of the dwellings have a symmetrical appearance, whilst others do not. Many of the properties also incorporate features such as porches, bay windows or side annexes. Additionally, the fenestration varies with some being more in keeping with traditional terraces, whilst others are larger or of modern proportions. Within this context, the general appearance of the bungalows would be acceptable and although it would incorporate a timber pergola on the front elevation, the development would not be particularly visible along the main street and so such features would not cause harm to the character of the area. The external finishes of the bungalows would include a combination of timber and metal cladding. Although these materials do not generally reflect the local vernacular, the grey metal roof would present a modern alternative to the traditional slate roofs and the timber cladding would be complemented by the natural features along the lane. As such, the proposed material finishes would not have an adverse impact on the character or visual amenity of the surrounding area.

The development of the site would result in the loss of some immature trees and scrub vegetation along the southern boundary to open up the frontage of the site and to form suitable driveways. To compensate for this, the landscaping plan illustrates planted borders (*Cornus Alba Sibirica*) would be provided in the front garden, together with the planting of 6 *Betula Pubescens* trees. The existing trees and vegetation along the northern and eastern boundaries would be retained. A patio area would be provided within each rear garden and all other areas of amenity space would be grassed. The provision of natural stone boundary walls alongside the lane helps to clearly define the boundaries of the properties and would complement the more rural characteristics of the immediate context. The landscaping scheme is acceptable and the retention of the trees and vegetation along the northern and eastern boundaries helps to maintain features of ecological interest in the area.

The existing lane which links to the main highway to the south-east would be utilised as the means of access to the site. The initial section of the lane, at the junction onto Heolgerrig Road has recently been improved, which involved increasing the width of the carriageway, the provision of a footpath along one side and its resurfacing with tarmacadam.

Currently the lane serves a total of 7 dwellings, of which 3 of these are accessed from the improved section of the lane. This means the unimproved section of the lane, which is generally narrow and has a poor surface, currently serves 4 detached dwellings, of which one of these is a particularly small old cottage that is unoccupied. The proposed development would result in a further 2 more dwellings being served by a sub-standard section of the lane. The submitted plans illustrate the 2 bedroom bungalows would provide 3 off-street parking spaces, which adequately serves the future occupants and potential visitors. The driveway would have a wide entrance on to the lane with splayed boundary walls to maximise driver visibility and turning facilities. The development is also located close to the improved section of the lane where there is a greater capacity for oncoming vehicles to pass each other. Accordingly, an appropriate means of access serving the development would be provided and the Head of Engineering has not raised any highway safety concerns.

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 development would be of an acceptable design. The general layout of the development appropriate responds to the context of the area, with the bungalows being of a suitable scale and appearance to not adversely impact on the character of visual amenity of the area. A suitable landscaping scheme would be provided and an appropriate means of access would serve the development. Accordingly, the development complies with the relevant LDP policies. Therefore, the following recommendation is made:

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

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

Drawing No. 001.PROP.ELV.1, Rev B - Proposed Elevations - Plot 1, received 14.06.2022
Drawing No. 002.PROP.ELV.2, Rev B - Proposed Elevations - Plot 2, received 14.06.2022
Drawing No. 003.PROP.FP.1, Rev B - Proposed Floor Plans - Plot 1, received 14.06.2022
Drawing No. 004.PROP.FP.2, Rev B - Proposed Floor Plans - Plot 2, received 14.06.2022
Drawing No. 004.PROP.LAND, Rev C - Landscaping, received 14.06.2022

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

2. Before the development hereby permitted is brought into use, the first floor obscured windows on the gable elevations, as illustrated on Drawing No. 003.PROP.FP.1 Rev B and 004.PROP.FP.2 Rev B, shall be fitted with obscured glazing, details of which shall first be submitted to and agreed in writing by the local planning authority and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

23/6/22