

**Two Detached Houses,
Incline Top, Merthyr Tydfil**

**Outline Planning Application :
SUPPORTING STATEMENT**

MPA-WSP-XX-XX-RP-A-000002

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MERTHYR TYDFIL
County Borough Council

Cyngor Bwrdeistref Sirol
MERTHYR TUDFUL

2 Detached Houses, Incline Top, Merthyr Tydfil
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1.0 INTRODUCTION

This Outline Planning Application is submitted on behalf of the landowner, Merthyr Tydfil County Borough Council.

The proposed development site is located on Incline Top, a small residential neighbourhood at the eastern edge of Merthyr Tydfil. It is on a west-facing slope above Whitey Park, accessed off Goat Mill Road. The neighbourhood is set in open landscape, disconnected from the town.

It comprises three cul-de-sac roads: Incline Top itself, Bradley Close and Newland Park, with 15 detached houses. The proposed development site is the last undeveloped plot within the residential group.



Fig 1.

Location of the proposed development site within the existing residential neighbourhood.

2.0 SITE HISTORY

The site was originally developed as part of Pen-y-Darren Ironworks, comprising worker housing and outbuildings at the head of incline tracks, *circa* 200m east of the main works area (Fig 2).

The gradient of the slope averages appx. 1 in 9 between the ironworks and the terraced houses. It was used for tipping waste, but due to the presence of the houses, the site itself was kept free of spoil.



Fig 2, 1885 OS Map

Fig 3, below, shows the current site boundary (red line) superimposed on the 1910 OS map.

This shows that the majority of the site area was originally rear garden space for a terrace of houses. The irregular line of the northern boundary follows the historic boundary lines.

The north-east corner of the site corresponds to the corner of the original terrace, and for most of its length, the east boundary follows the line of the terrace frontage.

The original terraced houses were demolished in the late 1980s. They can still be seen on the 1983 OS map, Fig 4, following page. (The appearance of the house at 28 Bradley Close suggests that it could include some of the structure of the original terrace.)

The houses 'Ty Cerreg' and 'Oakdene' were built to the north of the site during the 1970s. Bradley Close, a cul-de-sac of five detached houses, was built on the site of the original terraces in the late 1980s.

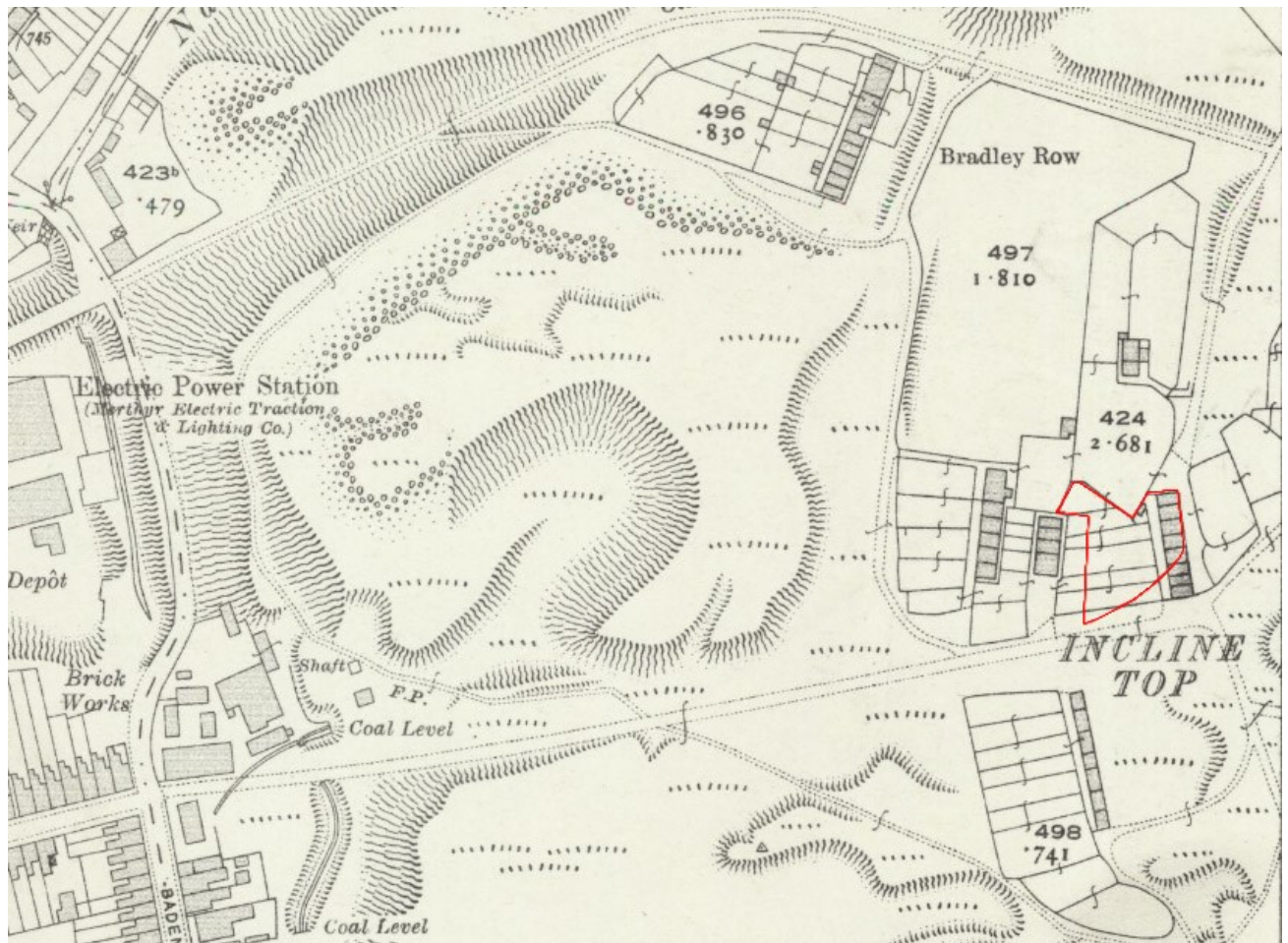


Fig 3. 1910 OS Map extract with proposal site boundary

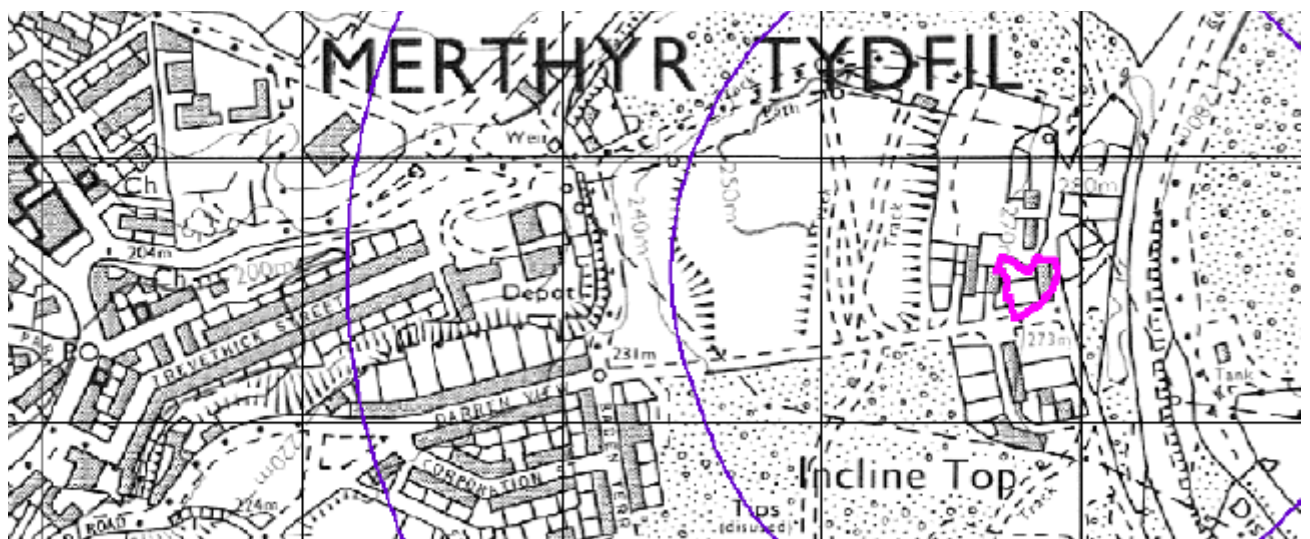


Fig 4 1988 OS Map

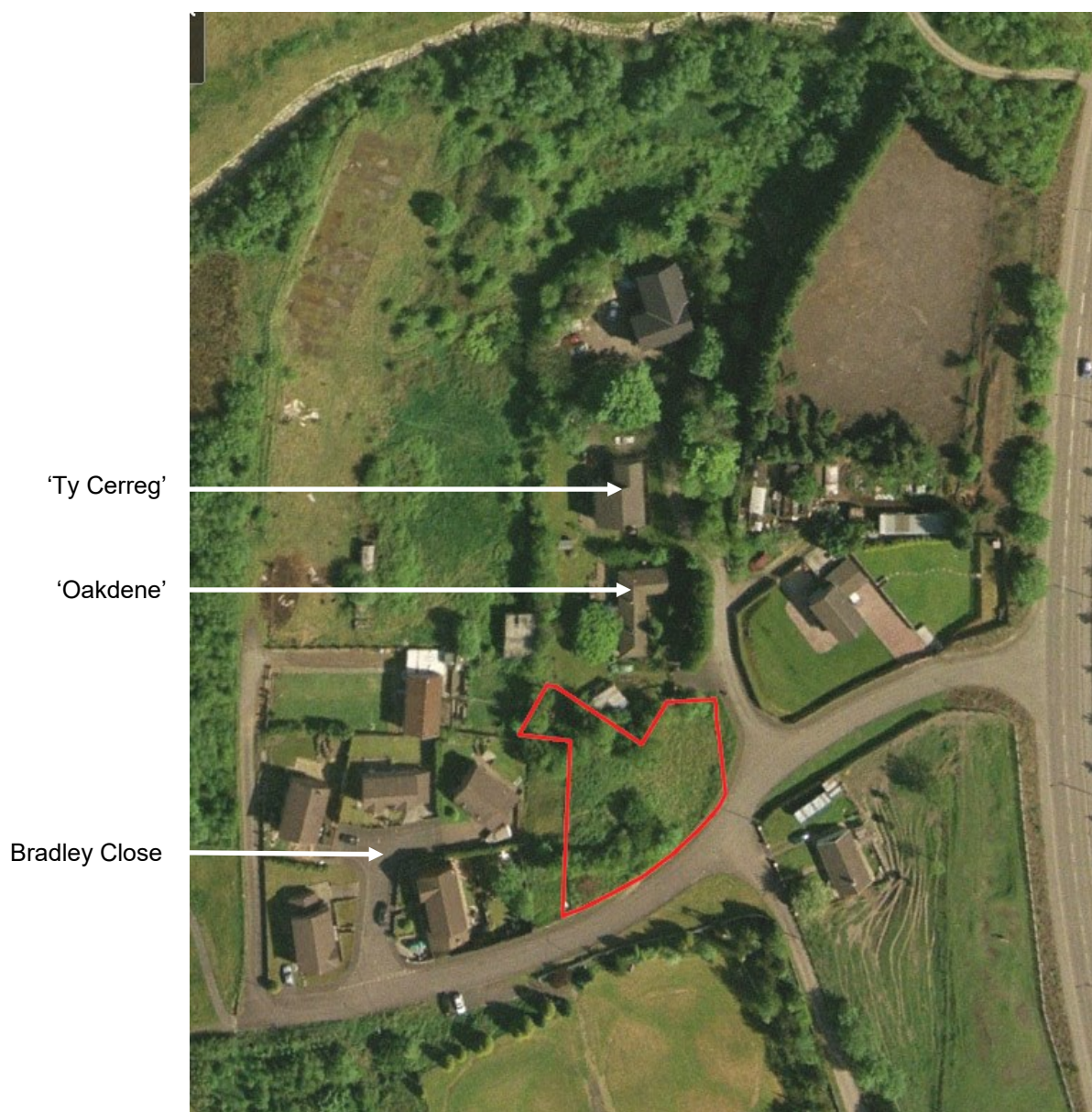


Fig 5 Site development in 2001.

Fig 5, above, shows the site in 2001. The development of Bradley Close and further plots to the west and north of Incline Top establishes a consistent pattern of medium-scale detached houses with gardens and off-road parking. The site is covered with low-level grassy scrub, and there are small trees along the south and north edges.

In 2006 3 large detached houses were built off a new cul-de-sac, Newland Park, to the north of Bradley Close. No. 4 Newland Park, another large house, completed that development in 2020. See Fig 6, below.

Newland Park



Fig 6 Site development in 2023.

3.0 SITE AS EXISTING

The photographs on the following pages (Fig 7) show the site as it currently appears. The central area is overgrown with scrub, and the trees at the perimeter are more established. Where it is feasible, trees at the perimeter will be retained on the boundaries of the proposed houses.

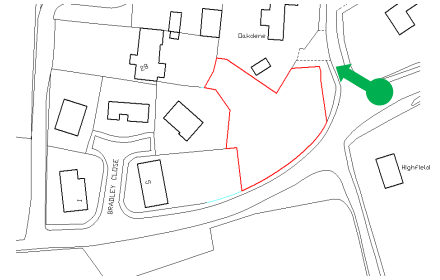


Fig 7.1

Gate to 'Oakdene'. The large trees to the left of the gate are outside the site boundary.

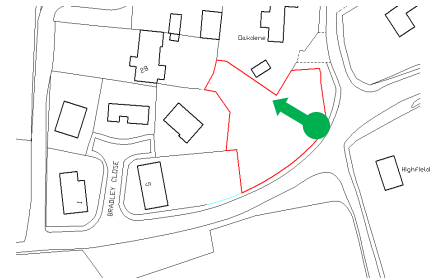


Fig 7.2

Boundary fence of 'Oakdene' on the right.

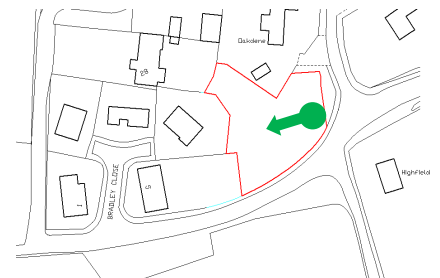


Fig 7.3

Scrub in the central area of the site.

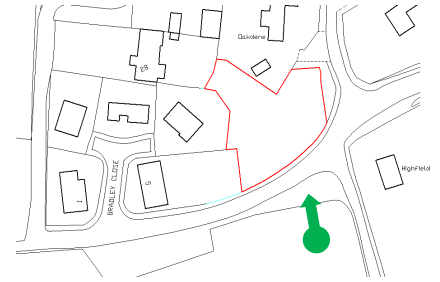


Fig 7.4

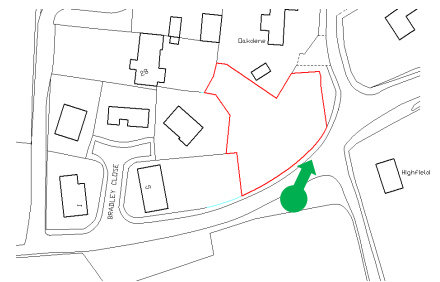


Fig 7.5

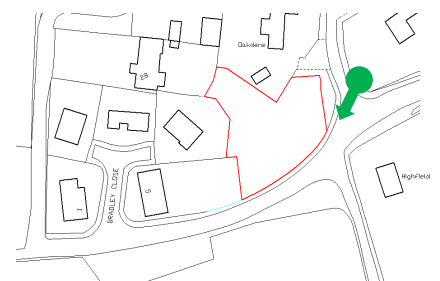


Fig 7.6

4.0 ADJACENCY AND PRIVACY

In the area of the proposed site, the ground slopes circa 1 in 8 up from east to west.

Houses on the upper part of Incline Top have ground floor levels approximately 5m above the floor levels of the houses to the west of them on Bradley Close and Newland Park.

The distance between the closest walls of 'Ty Cerreg' and 2, Newland Park is 15.6m. The west facing windows of 'Ty Cerreg' and 'Oakdene' are visible from the front garden of 2 Newland Park. However, the boundary is screened by foliage and fencing, and an adequate level of privacy is maintained for the house lower down the slope.

To ensure there is loss of privacy from overlooking habitable rooms, the west facing wall of 2, Newland Park is a blind wall.



Fig 8 View up to the east from Newland Park.

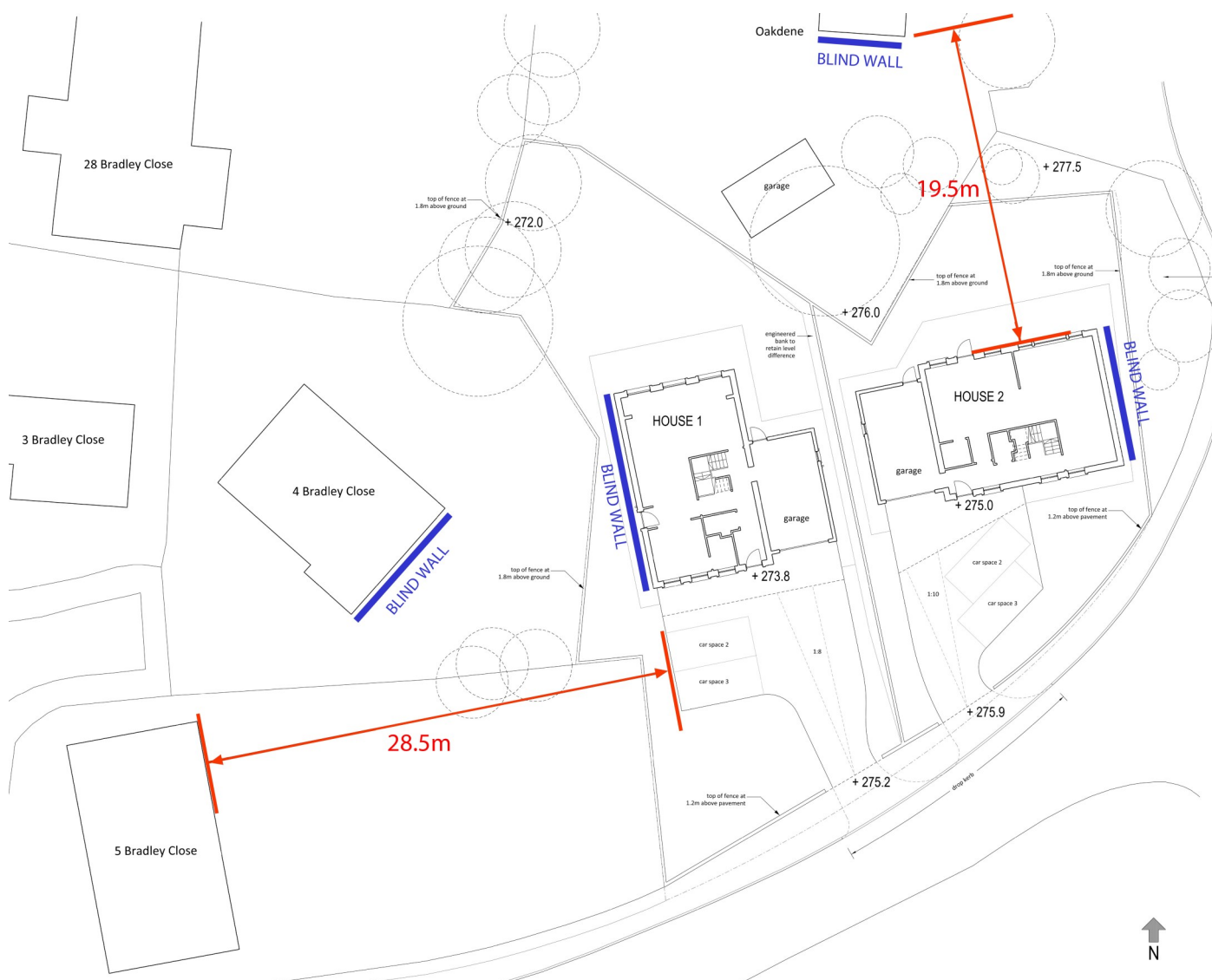


Fig 9 Proposed adjacency relationship to maintain privacy

The two proposed houses on Incline Top have been designed to maintain privacy of residents and neighbours in the same way.

The windows of the proposed houses face to the north and south, perpendicular to the windows of the closest houses, nos. 4 and 5 Bradley Close, to avoid overlooking. Boundary fences and foliage help to screen views between gardens. (Fig 9).

The north elevation of House 2 is 19.5m from the south end of the house 'Oakdene'. There is substantial foliage between the two houses, and there are no facing windows. (Ground floor of 'Oakdene' is approximately 1m above ground floor level of proposed House 2).



Fig 10 Adjacency of houses

Fig 10, above shows the outlines of the houses on Bradley Close, in relation to the proposed House 1. The slope of the ground between the houses is consistent, and the spaces between the houses vary from 5m to 11m.

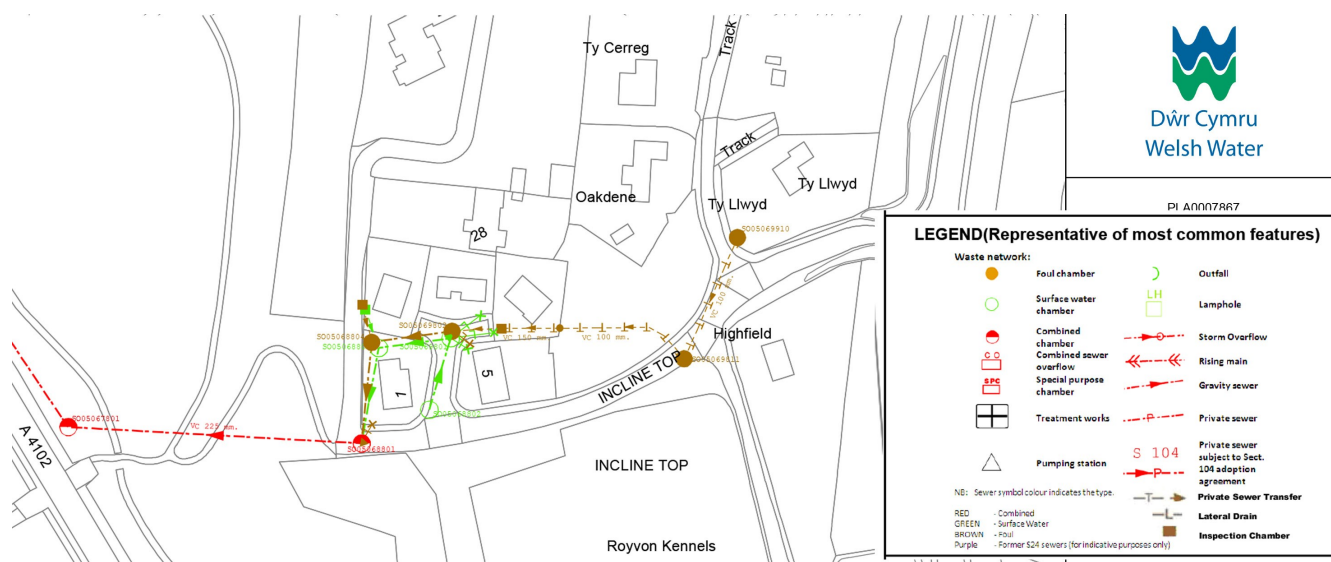
The plan shows that the relationship of the proposed development to the existing houses is consistent with the existing pattern and density of the neighbourhood.

The south face of proposed House 1 is 11m to the rear of the north corner of 4 Bradley Close. The ground floor level of proposed House 1 is circa 4m above the ground floor level of 4 Bradley Close. There is well established foliage along the boundary between the two properties. The image on the following page (Fig 11) is a view north from Bradley Close with 3, Bradley Close on the left and 4 Bradley Close in the centre. The south wall and roof of proposed House 1 can be seen in the background. House 1 is visible but it does not have an imposing presence. The pitch of the roof, sloping away from east to west, also helps to reduce visual presence. The proposed House 2 is hidden from view behind House 1.



Fig 11 View north from Bradley Close

5.0 DRAINAGE



Surface water drainage will discharge to soakaways, located in the rear gardens of each of the 2 proposed houses.

An existing 100mm 'private sewer transfer' runs east-west across the site. The proposed houses are located to the north of the pipe. Foul drainage from the proposed houses can be connected to this existing sewer. See drawing MPA-WSP-XX-00-DR-A-061004_Drainage Plan.

6.0 CONCLUSION

The submitted Outline Planning Application is made with some matters reserved.

The following matters are defined in the application:

- Layout,
- Scale / massing / overall form
- Access

The following matters are partially defined:

- Appearance:
 - orientation of fenestration to ensure privacy between neighbouring properties
- Landscaping, :
 - ground level transitions,
 - external parking spaces,
 - retaining structures,
 - paved and soft landscape areas

All other aspects, including details of window and door opening, materials and finishes are reserved matters.

As shown in this report, the scale, form and layout of the 2 proposed houses is consistent with the established pattern of the Incline Top neighbourhood.

The proposed houses are detached, 4 bed units: they are similar in scale to the houses on Bradley Close and significantly smaller than the houses on Newland Park.

The proposed houses will be visible from neighbouring houses but they will not intrude visually any more than the existing houses impose upon their neighbours.

Car access on and off Incline Top is safe. Sufficient space is provided for off road parking.

Foul and surface water drainage are straightforward to provide.

The proposal complies with MTCBC planning policy and is consistent with the objectives of the current LDP. The existing site is disused brownfield land connected to Pen-y-Darren Works. Its development will be beneficial to the neighbourhood and to the town.