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PLANNING, DESIGN AND ACCESS STATEMENT

**IN SUPPORT OF APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

**ON LAND ADJACENT TO 39 PARK PLACE,
TROEDYRHIW, MERTHYR TYDFIL**



AJ PLANNING REF: PP/001

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1.0 INTRODUCTION

- 1.1 This Statement is prepared on behalf of the applicant in support of a full planning application proposing the '*Erection of 2 no. two storey detached dwelling houses, 1 no. two storey granny annex and associated development thereto*' on land adjacent to 39 Park Place, Troedyrhiw, Merthyr Tydfil.
- 1.2 In preparing this application regard has been had to Planning Policy Wales (PPW), the development plan, comprising the Adopted Merthyr Tydfil Replacement Local Development Plan (adopted on 29th January 2020) and Supplementary Planning Guidance produced by the Council. In accordance with best planning practice the applicant also engaged with the local planning authority at pre-application stage.

2.0 APPRAISING THE CONTEXT

Site Location

- 2.1 The application site is previously developed residential land located at the southern end of Park Place in Troedyrhiw. The plot is accessed from a private access road serving three sizeable bungalows (no's 37-39 Park Place) and the subject land.



- 2.2 In terms of established built form the application site accommodates the footings of a previously approved dwelling house at the centre of the plot, a modern single storey residential unit lies adjacent to the access with a single storey outbuilding sited to the rear.



2.3 The application site lies within the established residential area at Park Place which is characterised by a long row of terraced properties (No's 1-36 inclusive). The residential road is accessed from its junction with Bronheulog Terrace to the east. The area benefits from regular public transport links to and from the town centre and surrounding villages from bus stops located on the main road.

2.4 Site access is existing with a pedestrian gate and double gated vehicle access. In review of the proposed residential layout plan this confirms that there is ample room to accommodate the required level of vehicle parking and turning area within the application site boundary.



2.5 The site is not within a Conservation Area. The NRW Flood Maps confirm the elevated site to be outside the flood risk area at little or no risk of flooding.

- 2.6 As shown on the photo below, as taken in views on the west part of the plot, existing boundary treatments are formed by dilapidated boundary walls and natural boundary screening.



- 2.7 In terms of adjoining land use the application site is bounded by the residential boundary of no. 39 Park Place to the north, by wooded areas to the south, by boundary vegetation and the Taff Trail to the west and by woodland slope to the east.

Overall Design Aims and Objectives

- 2.8 This Sub-section outlines and identifies the process that has been undertaken in development of the application scheme and leading up to submission to the authority. It addresses the key design factors that have informed preparation of the application having regard in particular to advice in PPW, that any development proposal should have specific regard to its potential for improving the character and quality of the area and the way that it functions.
- 2.9 Key factors that have informed the design process where relevant are as follows:
- (a) Character of the area including local distinctiveness such as the pattern and layout of buildings and land uses, noting that the surrounding area is predominantly residential, the subject land being brownfield land with existing access.
 - (b) Legibility, sense of place and a clear image or idea of the character of the area,

- (c) Scale, density, visual and other impacts in relation to neighbouring occupiers and the compatibility of the proposal with this, observing that the small-scale residential proposal is in keeping with the residential character observed in the street scene. Furthermore, the granny annex element of the proposal makes best use of the single storey residential unit by way of a small extension to two storeys in providing a complementary ancillary unit.
- (d) Neighbourliness in design, which includes visual impact, and design quality,
- (e) Surveillance and visibility including measures to minimise the potential for crime so far as is relevant to the proposal, noting that the development will enhance natural surveillance in the locality.

2.10 As set out in the Statement, all the above factors are relevant to considerations of the application proposal and have been assessed in the design concept. The above listed factors have informed preparation of the application scheme in the following way:

- a) The application proposes the erection of 2 no. detached dwelling houses, a granny annex and associated development on established residential land.
- b) The proposed development would be readily accessible with level access.
- c) The sympathetically designed development has been placed and oriented to avoid any adverse impact upon the amenity of the surrounding residents.
- d) The potential for attractive private garden space.
- e) Sustainability of construction methods.
- f) Making best use of the previously developed residential land and established building for family accommodation.

Planning Policy

2.11 PPW informs that that there is a presumption in favour of sustainable development, which for decision-taking means, approving development proposals that accord with the development plan without delay. Para 1.18 advising that *“The planning system should be efficient, effective and simple in its operation. It is not the function of the planning system to interfere with or inhibit competition between users of or investors in land”*.

2.12 Para 1.30 relates to managing new development and informs that *“Development management is the pro-active approach to shaping, considering, determining and*

delivering development proposals through the process of deciding planning applications”.

- 2.13 PPW paragraph 2.24 requires that *“Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process”*. In this context it is evident that housing applications should be considered in the context of the presumption in favour of sustainable.
- 2.14 Para 3.51 states that *“Previously developed (also referred to as brownfield) land (see definition overleaf) should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome...”*. Therefore, in assessing and determining the application proposal the Council should apply the presumption in favour of this small scale sustainable residential development.
- 2.15 In consideration of design matters PPW Para 3.5 informs that *“Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone”*. The high-quality residential development proposal is of an appropriate scale, siting and design and will provide family accommodation to meet the needs of the applicants and their relative.
- 2.16 The following chapters are also of relevance:
- (a) Chapter 3 – Strategic and Spatial Choices.
 - (b) Chapter 4 – Active and Social Places.
 - (c) Chapter 5 – Productive and enterprising places.
 - (d) Chapter 6 – Distinctive and Natural Spaces.

Development Plan

The relevant development plan for development control purposes is the Adopted Merthyr Tydfil Replacement Local Development Plan covering the period 2016-2031.

Relevant Policies include:

- Policy SW1: Provision of New Homes
- Policy SW3: Sustainably Distributing New Homes
- Policy SW4: Settlement Boundaries.
- Policy SW11: Sustainable Design and Place Making.
- Policy CW1: Historic Environment.
- Policies EnW1-5 (inclusive): Improving our Environmental Well Being.

Supplementary Planning Documents

- Guidance Note 4: Sustainable Design.
- Guidance Note 5: Nature and Development.
- Guidance Note 6: Householder Design.

Flood Risk

- 2.17 As identified above the application site is not in a Flood Risk Zone and is less than 1ha in area. Accordingly no Flood Risk Assessment is required.

Open Space

- 2.18 The proposed development does not involve the loss of open space. Accordingly no assessment is required.

Air Quality

- 2.19 The site is not within an AQMA and will not result in the designation of an AQMA. Accordingly no assessment is required.

Environmental Assessment

- 2.20 No Environmental Statement is required as the development does not come within the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations.

Archaeology

- 2.21 The site is previously developed land.

Heritage Assets

- 2.22 There are no known heritage assets affecting the brownfield site, therefore no assessment is required.

Contamination

- 2.23 In review of the planning history for the site the Council has granted full planning permission for a detached dwelling house (Planning Permission P/10/0049).
- 2.24 In consideration of the approved application the Site Investigation Report (G.A Spacey and Associates) informed that extensive mining activities have taken place within the locality historically, however, all ground movements associated with past deep mining activities have long since terminated.

Wildlife Assessment

- 2.25 There are no known habitats or protected species that would be harmed by the proposed development. The detached homes would be located on the footprint of the existing foundation block, the granny annex element consisting of extensions to the existing residential outbuilding at the site entrance.

Arboricultural Assessment

- 2.26 The potential impact on surrounding trees is limited. The new homes to be sited on previously developed areas of the open plot.

Transport Assessment

- 2.27 The site lies in an established sustainable residential location, within acceptable walking and cycling distances to shops and public transport. The Taff Trail is located adjacent to the site boundary.
- 2.28 In terms of public transport connections, the site is conveniently located for bus stops at the junction of Park Place and Bronheulog Terrace. Regular services provide ease of access to and from the town centre and to neighbouring areas such as Aberfan, Treharris and Bedlinog.

2.29 Cycle parking is achievable within the site, helping to encourage journeys other than by private car.

2.30 In addition, it is observed that the small scale residential development is below the threshold for a Transport Statement and Assessment.

3.0 INVOLVING THE COMMUNITY

3.1 The Planning Officer's pre-application advice indicated that the principle of the development of the site for residential development is acceptable, subject to detailed design considerations relating to highway matters and the visual appearance of the dwellings.

4.0 PLANNING HISTORY

4.1 Full planning permission P/10/0049 for erection of a detached dwelling and associated development thereto was granted on the 24th August 2010. The proposed development has not been completed although the footings for the home, service provisions and residential outbuildings are in situ.

4.2 It is considered that the proposed residential development for additional family accommodation will make best use of the land in accordance with local and national planning policy aims and objectives.

5.0 EVALUATING THE INFORMATION

5.1 The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in PPW, taken as a whole, constitute the Government's view of what sustainable development means in practice for the planning system.

5.2 The three dimensions to sustainable development: economic, social and environmental give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth; and by identifying and coordinating development requirements, including the provision of infrastructure and new homes.

- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing the natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Showing How the Appropriate Use has Been Identified

- 5.3 Assessment of the merits of the application turns upon the acceptability of the principle of the proposed development within this residential area and its likely impact on the amenities of any adjoining properties or the character of the area having had regard to the site’s characteristics, and relevant policy considerations as outlined above. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.4 PPW maintains the statutory status of the development plan, but also states that *“Sustainable Development means the process of improving the economic, social and environmental well-being of Wales by taking action. In accordance with the Sustainable Development principle, aimed at meeting the well-being goals”*, which Local Planning Authorities should apply when determining applications.
- 5.5 The site lies within a residential area and has established residential use. As presented to the Council at pre-application stage the applicant has decided that a residential scheme for two detached homes with an associated granny annex makes best use of the land.
- 5.6 There will be no impact on parking within the area as a result of the proposals with two garage blocks provided to serve the dwelling houses. The layout and design of

the residential units accommodated on site will provide suitable amenity for the future occupants, without compromising the amenity of those around it.

- 5.7 Similarly, the external spaces and landscaping as laid out take their cue from the existing streetscape and the scale of form of the building blends in well with their surroundings.
- 5.8 The scheme will make the best use of a brownfield site and will relate well to the established residential area at Park Place.

Housing Need

- 5.9 National and local policy encourages the provision of new homes with Council's required to demonstrate a 5-year housing land supply. It is understood that the planning authority are unable to meet this requirement.
- 5.10 LDP Policy SW1 identifies that within the borough 2,250 new homes will be required over the plan period to 2031.
- 5.11 Policy SW4 identifies that Troedyrhiw is a 'Growth Area' in which support should be given to the reuse of previously developed land within settlement area.

Sustainable Development

- 5.12 The proposal assessed against the three dimensions to sustainable development can be considered sustainable because it meets the requirements as set out below.

Economic Role

- 5.13 It is Government policy in PPW to boost significantly the supply of housing. The presumption in favour of sustainable development applies to previously developed land in residential areas and applications.
- 5.14 The application seeks to make the best use of previously developed land through investment in Merthyr's housing stock.
- 5.15 Development on the site will also help support the construction industry which along with other sectors needs recovery during these difficult economic times.

Social Role

- 5.16 PPW informs that the planning system should support strong, vibrant and healthy communities.
- 5.17 The application meets these requirements as it will provide much needed family housing. The development will provide two four bedroom detached family homes and associated granny annex in a sustainable location.

Environmental Role

- 5.18 The planning system plays an important role in contributing to protecting and enhancing the wider environment.
- 5.19 The proposal makes the best use of previously developed land and in design terms the new buildings will be a visual improvement upon the local environment.
- 5.20 The development proposal would not have a negative impact upon biodiversity or existing landscaping around the periphery of the site.
- 5.21 Finally, the dwellings have been designed to modern standards for the benefit of the applicant and their family.

Summary

- 5.22 PPW sets out three dimensions to sustainable development: an economic role, a social role, and an environmental role. The scheme is a sustainable because it meets these dimensions in the following ways:
- **Economic role** – the development will help boost the economy by providing new homes in a sustainable location providing jobs for the construction industry which also needs recovery.
 - **Social role** – it will provide much needed family accommodation.
 - **Environmental role** – the scheme will help make the best use of previously developed land in a sustainable location. The buildings will be a visual improvement to the area. The scheme will not have a negative impact upon biodiversity and appropriate landscaping and boundary treatments will be provided.

- 5.23 The application is therefore also considered to comply with the sustainability requirements set out in the development plan.

6.0 IDENTIFYING THE DESIGN PRINCIPLES AND CREATING SOLUTIONS

- 6.1 The Development Plan encourages the planning system to facilitate and promote sustainable and inclusive patterns of development in line with economic, social and environmental objectives to improve quality of life, ensuring high quality development and efficient use of resources and encouraging sustainable, mixed communities, with good accessibility.

Amount/Application Scheme

- 6.2 As shown on the plans the application proposes the erection of 2 no. four bed homes, 1 no. one bed granny annex and associated development thereto, including two garages serving the new family homes. The detached houses and granny annex will be two storeys in height.
- 6.3 The scale, siting and high-quality design of the residential development is appropriate to the residential setting.
- 6.4 The scheme incorporates a refuse store to serve the new dwellings to be provided at the entrance to the private road.
- 6.5 The development provides private parking space in accordance with highways guidance and there will be appropriate turning space within the site boundary for private vehicles.

Scale, Design and Appearance

- 6.6 The scale, design and appearance of the proposed development is appropriate to its residential setting.
- 6.7 The dwelling mix consists of 2x4 bedroom houses and 1x1 bedroom granny flat.
- 6.8 The homes will be served by access to outside private garden and on-site parking provision. Bin stores are to be provided adjacent to the private road access.

- 6.9 As shown on the planning drawings, Materials will blend in with the local vernacular.
- 6.10 In terms of Local Development Plan Policy SW11 ‘Sustainable Design and Placemaking’, the scheme meets the requirements as follows:
- a) the design of the houses is high quality and will improve the character of the area,
 - b) there are no heritage assets affected by the development,
 - c) there are no adverse secure by design implications associated with the proposal,
 - d) amenity is preserved through the design and orientation of windows and outside space,
 - e) the design of the residential units on the site leads to an improvement in visual impact terms.
- 6.11 The small scale development proposal complies with the planning policy aims and objectives of PPW and the LDP accordingly.

Design Considerations

Crime and Disorder

- 6.12 The proposal has no adverse implications for crime and disorder and accords with national policy guidance. The development is sited such that its construction will not compromise the security of the site or expose it to unwarranted criminal activity. Furthermore, the new homes will enhance natural surveillance to the neighbouring bungalows and along Park Place.

Sustainability

- 6.13 The homes will be constructed to modern Building Regulations standards including due consideration to measures such as the use of good insulation, thermally efficient windows, use of high efficiency condensing boilers, energy efficient lighting, reduced water consumption etc.

Lighting Assessment

- 6.14 The proposal will not necessitate any external lighting that would be likely to give rise to a harmful impact on neighbouring premises. Accordingly no assessment is required.

Noise Impact/Sound Insulation

- 6.15 The application has no implications for noise requirements to protect the amenities of any adjacent noise sensitive uses. Accordingly no reports are required.

Daylight/Sunlight Assessment

- 6.16 No adjacent buildings or land uses will be affected by the development in terms of loss of light or sunlight, shadow or daylight to any harmful degree.

Drainage

- 6.17 There are no known drainage issues arising from the development. The site benefitting from utility service connections.

Site Waste Management

- 6.18 The development will not produce trade or commercial waste necessitating special arrangements for collection. As shown on the proposed layout plan a bin store will be provided with ready access from the public highway to the north.

7.0 IDENTIFYING THE ACCESS PRINCIPLES AND CREATING SOLUTIONS

- 7.1 The proposal aims to comply with design and accessibility standards for disabled and able persons alike. The proposal will have no adverse or other impact on accessibility.
- 7.2 The access points into and out of the site can be utilised by emergency vehicles and there is adequate circulation around the perimeter of the proposed dwellings for evacuation should the need arise.

8.0 PLANNING CONDITIONS/S106 OBLIGATION

- 8.1 Further to pre-application discussions and should it be deemed necessary by the planning authority; the applicant will be willing to discuss any requirement for a residential tie between the granny annex and proposed detached dwelling houses. This matter along with any planning conditions to be discussed with the planning authority during the currency of the application.

9.0 SUMMARY AND CONCLUSIONS

- 9.1 Preparation of this application has been informed by the aims and objectives of design considerations of the site and locality and those contained in national policy guidance and the Local Development Plan.
- 9.2 Regard has been had to the policy provisions and, where appropriate, the balance to be struck between these policies and any competing considerations.
- 9.3 The scheme provides two four-bedroom detached family homes, a granny annex and associated development thereto on land adjacent to 39 Park Place. The design has taken account of the local vernacular, site specific constraints and the positive feedback obtained from the Council at pre-application stage.
- 9.4 The scheme provides a high-quality design for the occupants of the family homes. There will be no overlooking as a result of the proposal and the amenity of the neighbouring properties will be preserved.
- 9.5 Regard has also been had to the policy provisions and, where appropriate, the balance to be struck between those policies and any competing considerations. The overall conclusion is that in light of these considerations, the proposal complies with relevant policies in national policy guidance and the recently adopted Merthyr LDP.
- 9.6 PPW sets out three dimensions to sustainable development: an economic role, a social role, and an environmental role. The scheme is sustainable because it meets these dimensions in the following ways:
- **Economic role** – the development will help boost the economy by providing an appropriate development in a sustainable location providing jobs for the construction industry during these challenging economic times.
 - **Social role** – it has been identified that the scheme will meet the applicant's family accommodation needs. The new residents will also assist in supporting local community service provisions e.g schools, shops, public transport service etc.
 - **Environmental role** – the scheme will help make the best use of previously developed land in a sustainable location. It will be a visual improvement to

the area. No recognisable adverse impact on the local environment has been identified.

- 9.7 PPW is clear that there is a ‘presumption in favour of sustainable development’ which supports the granting of permission for this application.
- 9.8 Taking all these factors into account, it is considered that permission can be granted for this development on its merits and having regard to all relevant material considerations, including conditions as necessary.