

Planning Statement

CanPlan on behalf of Mr T Owen

Planning application in outline for the
development of 1 or 2 dwellings on land adjacent
to 14 Salisbury Close, Heolgerrig CF48 1SD

Merthyr Tydfil County Borough Council

April 2024

1.0 Introduction

- 1.1 This Planning Statement has been prepared by CanPlan on behalf of the applicant, Mr T Owen, to accompany an outline application for the development of up to two dwellings on the land within the curtilage of 14 Salisbury Close, Heolgerrig.
- 1.2 The statement provides a planning analysis demonstrating the acceptability of the proposal in planning terms and in accordance with the relevant planning policy and guidance.
- 1.3 The application is supported by a site location plan and an indicative site block plan demonstrating the site is capable of accommodating up to two dwellings, detached or as a pair of semi-detached dwelling units.
- 1.4 Table 1.1 below sets out the schedule of supporting documents/plans which should be read alongside this Planning Statement.

Table 1.1 Schedule of Supporting Plans/Documents

Document/Plan	Technical Consultant
Completed application form and certificates	CanPlan – Planning Consultant
Planning Statement	CanPlan – Planning Consultant
Site location plan 1:1250	CanPlan – Planning Consultant
Site block plan (indicative) 1:500	CanPlan – Planning Consultant

- 1.5 The remainder of this Statement is structured as follows:

- Section 2: Site Location and Description
- Section 3: Development Proposal
- Section 4: Planning Policy Context
- Section 5: Planning Analysis
- Section 6: Summary

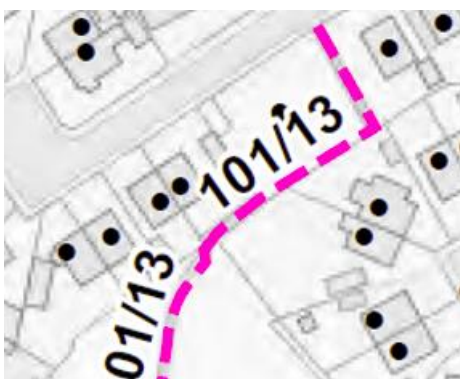
2.0 Site Location and Description

- 2.1 The site lies within a residential area and is located between residential properties on Salisbury Road, Heolgerrig. The site measures approximately 0.07 Hectares. It currently forms part of the residential curtilage of 14 Salisbury Close and has been used as garden land to the north-east of the applicants semi-detached property.



Figure 1

The application site is to the east of the landowners house. Further north-east is a detached dwelling. The detached dwelling and the site are physically separated by garden enclosures between which lies a right of way (101/13). The PROW runs along boundaries of the garden land to the east and south at the rear. The right of way is well used and leads to open land to the south west of the application part visible in Figure 1.



The application site is generally level. Residential properties in the vicinity comprise semi-detached and detached dwellings most of which have been extended with roof dormers.

- 2.2 The application site is not located within a Conservation Area or near to the setting of any designated or non-designated heritage assets. Or constrained by any environmental or designations of known acknowledged importance in the area.
- 2.3 The site is located in a sustainable location near to Merthyr town centre and Cyfarthfa Retail Park. The site is within walking distance to a bus stop serving Merthyr town and surrounding areas.

Planning History

- 2.4 The planning history for the site includes;

Planning ref	Description	Outcome
P/05/0141	Change of use of land to form part of curtilage serving 14 Salisbury Close, and erection of 1.8m high boundary enclosures	Upheld at appeal
P/05/0437	Change of use of land to form part of curtilage serving 14 Salisbury Close, and erection of 1.5 metre high boundary enclosure	Withdrawn application
P/04/0225	Rear dormer extension	Permitted development

3.0 Development Proposal

- 3.1 The applicant seeks outline planning consent for up to two residential dwellings on the site with all matters reserved for future consideration.
- 3.2 The application is supported by a site location plan and indicative block plan showing how a pair of semi-detached or two detached properties

may be sited on the land. The block plan uses a similar footprint to residential properties in the vicinity.

Access

- 3.3 The vehicular access(es) would be provided directly from Salisbury Road.
- 3.4 The public right of way does not form part of the developable land. As such the right of way would remain in situ, open and unobstructed by the proposed development.

Parking

- 3.6 The application site could accommodate two off road parking spaces per residential unit. Other dwellings in the vicinity are served by similar side driveways providing a minimum of two off road parking spaces.

Layout

- 3.7 The indicative block plan demonstrates how two dwellings could be located within the site. The final layout is reserved for future consideration. However, it is apparent from the indicative block plan that a scheme can be designed in a sympathetic manner, in line with the existing residential context in the vicinity. The application is for up to two dwellings and, as such, does not exclude the site being developed for one dwelling with greater amenity garden area also.
- 3.8 The indicative siting identified in the block plan has been considered so as to minimise the impact of the development upon the character and appearance of the area and nearby residential properties whilst maximising the opportunity presented at the site.
- 3.9 The block plan also demonstrates that each property can be provided with front and rear curtilage areas as well as sufficient parking areas.

Density

- 3.10 The block plan demonstrates that a low-density residential development can be accommodated within the application site, in keeping with the residential area in which the site sits.

Design and character

- 3.11 The application is for outline planning permission with all matters reserved for future consideration. As such detailed design, green infrastructure details and proposed materials are not provided at this stage.

4.0 Planning Policy Context

- 4.0 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy guidance, which is contained within Planning Policy Wales (PPW) and the associated Technical Advice Notes (TANs), together with the Development Plan for the area.

Planning Policy Wales (Ed 12 February 2024)

- 4.1 Planning Policy Wales is relevant to this application and appropriate weight should be given. PPW states that:

Paragraph 3.3 refers to good design and states that ‘...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...’

Paragraph 3.9 refers to character and states that ‘...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought

throughout the development process and expressed, when appropriate, in a design and access statement...'

Paragraph 3.14 refers to context appraisal and states that these '...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...'

Paragraph 3.55 addresses brownfield sites and explains that '...previously developed (also referred to as brownfield) land 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. It is recognised, however, that not all previously developed land is suitable for development...'

Paragraph 4.2.18 goes on to state that '...maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites...'

Paragraph 6.2.12 states "A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants....."

Technical Advice Notes

- 4.2 Planning Policy Wales is supplemented by a series of topic based Technical Advice Notes (TANs) which provide guidance relating to various forms of development and the role of the planning system in dealing with the determination of planning applications.

TAN 12 Design

- 4.3 TAN 12 provides advice on design considerations and, in relation to housing design, it states that local planning policies and guidance should aim to:

- create places with the needs of people in mind, which are distinctive and respect local character;
- promote layouts and design features which encourage community safety and accessibility;
- focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;
- avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the road and building;
- promote environmental sustainability features, such as energy efficiency, in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;
- secures the most efficient use of land including appropriate densities; and
- consider and balance potential conflicts between these criteria.

TAN 18 Transport

4.4 TAN 18 offers national guidance on transportation related planning policies. It advocates:

- the integration of land use planning and transport in order to promote resource and travel efficient settlement patterns;
- ensuring that development is located where there is good accessibility by public transport, cycling and walking. This minimises the need to travel and promotes social inclusion; and
- managing parking provision’.

Local Development Plan

Merthyr Tydfil County Borough Council Local Development Plan

4.5 The development plan for the purposes of Section 38 (6) of the Planning and Compulsory Purchase Act 2004 is the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016 – 2031 adopted January 2020. The Local Development Plan forms the statutory framework for the development and use of land within the County Borough.

4.6 Relevant policies include the following:

- Policy SW4 - Settlement Boundaries;
- Policy SW11 - Sustainable Design and Placemaking; and
- Policy EnW1 - Nature Conservation and Ecosystem Resilience;

Along with Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012;
- SPG 4 Sustainable Design, July 2013; and
- SPG 5 Nature and Development, May 2015

5.0 Planning Analysis

5.1 The material planning considerations are considered to be:

- The principle of development in this location;
- The impact of the development on the character and appearance of the area;
- The impact of the development on residential amenity;
- Sustainable travel and car parking requirements; and
- Other material considerations.

5.2 **The principle of development in terms of land use planning policy**

The site is located on garden land within the settlement boundary. There is a presumption in favour of such development, as identified by both Planning Policy Wales and within the Merthyr Tydfil County Borough Council development plan. The principle of development on the site for dwelling(s) is therefore considered to be acceptable subject to compliance with relevant material planning considerations. In this case, those considerations are expected to be the siting and massing of the proposed dwelling(s), the potential impact of the development on the amenity of existing nearby residential properties, highway and rights of way considerations.

It is considered that the principle of developing the site for residential purposes is acceptable in accordance with policy SW4, subject to the approval of detailed design matters.

The impact of the development on the character and appearance of the surrounding area

- 5.3 Although the application is submitted in outline with all matters reserved, the indicative layout plan demonstrates that development of the site, as proposed, could be developed without an adverse impact on the character and appearance of the surrounding area.

The indicative layout has been designed to reflect the surrounding residential context, including the general form of the nearby detached/semi-detached dwellings whilst taking into consideration the constraints presented on site.

The density of development reflects the surrounding residential context in this area; and therefore, it is considered that a development of 1 to 2 dwellings, as proposed, is acceptable for this location.

Consequently, it is considered that, subject to approval of reserved matters, the proposed development is in accordance with policy SW11 and SPG 4 and would not result an unacceptably detrimental impact upon the character and appearance of the surrounding area nor on the nearby residential dwellings.

The impact of the development on the residential amenity

- 5.4 In considering whether the proposed development would have an impact on residential amenity of nearby properties, the LPA may consider whether there would be any adverse impact on other householders by way of overshadowing, overbearing and whether there will be any reduction in privacy due to facing habitable room windows.

With this in mind, despite layout, scale and design being reserved for future determination, it is most likely within the indicative layout plan

that the site can be delivered with minimal impact on the residential amenity to nearby surrounding properties and the orientation and position of the dwelling(s) would be in accord with the vernacular of the area.

The internal layout aims to achieve the indicative block plan appropriate amenity standards can be achieved with each dwelling provided with external amenity areas and off-road parking provision which is well related. However, it is reiterated again that the site layout remains indicative.

In light of the above, the development of the site for up to two dwellings offers no significant amenity impact, in terms of privacy, overlooking, overbearing or overshadowing on any property within the vicinity. As such, the scheme would have an acceptable relationship with the neighbouring residential context.

Temporary impacts relating to construction of the dwelling(s) at the site would give rise to amenity impacts to nearby residential dwellings. As stated these would be temporary and are capable of control by planning conditions if deemed necessary.

The acceptability of the development in terms of access and car parking

- 5.5 The indicative layout plan illustrates that access to the site could be safely achieved via direct access off Salisbury Close. Despite parking being reserved for future determination, it is evident that the site can accommodate the required amount of parking, in accordance with parking standards required by policy.

Other material considerations

- 5.6 PPW states that planning applications should provide a green infrastructure statement. Such a statement should be proportionate to the development proposed and consist of a short statement.

The application seeks outline approval of up to two dwellings at the site. All matters are reserved for future consideration. At the detailed design stage the applicant will submit more detail regarding green

infrastructure. However, at this stage, the development would accommodate garden areas to the front rear and side of the proposed dwelling(s), retain and not obstruct the existing PROW to the side and rear of the site and if necessary include opportunities for fauna, protected or otherwise, to be built into the design of the proposed dwelling(s).

6.0 Summary

- 6.1 The planning application is submitted in outline form for up to two dwellings with all matters reserved for future consideration. The access is the existing established vehicular access serving the business use and residential properties to the rear of the site.
- 6.2 The site lies within the settlement boundary in the adopted Development Plan. This application seeks approval for up to one or two dwellings with a similar layout to existing dwellings in the vicinity.
- 6.3 It is considered that the proposed development has suitably addressed the key material considerations for this site and would provide a quality development that would complement and enhance the existing residential context. It is for these reasons that Merthyr Tydfil County Borough Council is respectfully requested to grant outline consent for this planning application.