

DELEGATED REPORT

Application No:	P/22/0013
Site Address:	Land Adjacent To Twyncarmel Public House Twyncarmel Swansea Road Merthyr Tydfil
Development:	Non-material amendment to the access arrangement and boundary treatments relating to planning permission P/16/0162 for a residential scheme
Case Officer:	David Cross
Application Expiry Date:	22nd March 2022

APPLICATION SITE

This application relates to an irregular shaped area of land measuring approximately 0.17 hectares. The site previously comprised an area of vacant grass land that sloped down from south to north with a number of small trees along the southern and northern boundaries. However, following the approval of the residential development (P/16/0162) for 8 dwellings, the majority of the site has now been developed. It is noted that the proposed access road, associated driveways, access to the dwellings and landscaping have not been completed. The land is bound to the east by Winchfawr Road, which provides access into the site. To the south is Dan Y Mynydd farmhouse and to the north is vacant land (former Twyncarmel Inn). To the west are adjoining residential properties that form part of the Castle Park housing estate.

PROPOSED DEVELOPMENT

This application seeks approval for non-material amendments to planning permission P/16/0162, which includes alterations to the access arrangements, boundary treatments and landscaping.

In order to meet building regulation requirements for the provision of disabled access, the access arrangements to plots 1, 2, 4, 7 & 8 are proposed to be amended to either accommodate level thresholds or ramped areas with a gradient not steeper than 1 in 12. This involves a ramped path that extends a short distance from the parking area serving plots 1 and 2 through their rear gardens. Similar a shared level path would be provided to the front of plots 7 and 8. On plot 4 the driveway would be increased in width but reduced in length maintaining two parking spaces. This would enable a ramped access to be provided to the front of dwelling.

The access arrangements from the rear parking area serving plots 7 and 8 would be altered slightly to address the change in levels which requires a stepped entrance. Associated with this, the rear garden boundaries would be adjusted resulting in slightly

smaller rear garden areas. Additionally, the driveway serving plot 6 has been positioned in front of the dwelling with a grassed area to be provided to the side instead.

Permission is sought for the retention of a 1m high block retaining wall that has been constructed along part of the northern site boundary to support the construction of the vehicle turning area, instead of a graded embankment. A 1.2m high post and rail fence would be erected along the top of this wall. The boundary treatment in the corner of plot 8, adjacent to the highway would be amended to include a post and rail fence and a feather board fence to match the high of the existing boundary wall, which is approx. 1.2m high.

The submitted plan illustrates the retention of a footpath along one side of the carriageway. Additionally, the landscaping scheme has been altered to accommodate the planting of Common Gorse in the garden area to the side of plot 6, as well as adjacent to the parking areas serving plots 1, 7 and 8.

PLANNING HISTORY

- P/16/0162 - Erection of 8 dwellings with associated parking and access road.
Permission GRANTED on 15.07.2016
- P/15/0387 - Erection of 8 dwellings with associated garages and access road.
Application REFUSED on 14.01.2016 due to poor design and layout.
- P/13/0008 - Erection of 2 No. detached dwellings and 3 No. pairs of semi detached dwellings with new access road, parking and associated works (Outline).
Permission GRANTED on 22.03.2013
- P/12/0032 - Residential development for 3 No. detached dwellings (Outline).
Permission GRANTED on 12.03.2012
- P/08/0394 - Erection of 10 dwellings with associated access road.
Application DISPOSED on 26.06.2009
- P/06/0316 - Residential development for 3 No. units (Outline).
Permission GRANTED on 09.10.2006

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

The Local Development Plan policies identified during the consideration of the existing planning permission have recently been replaced by the Merthyr Tydfil County Borough Council Replacement Local Development Plans 2016 – 2031. The residential development of the site has already been considered and found to be acceptable, as such, the main policy that would be relevant to the assessment and determination of this non-material amendment is SW11: Sustainable Design and Placemaking.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014).

PLANNING CONSIDERATIONS

The main consideration of this application is whether the alterations to the access arrangements, boundary treatments and landscaping would constitute a non-material amendment. In this respect, regard is given to the potential impact the changes would have on the character and appearance of the area, as well as, the impact on the amenities of neighbouring occupiers.

It is acknowledged that the changes to the access arrangements serving the various plots are necessary in order to meet the appropriate building regulations. The proposal would not involve any material changes to the vehicle access. The alterations would only result in the realignment of private footpaths within the respective plots and the retention of a footpath along one side of the private access road. The principle means of access into the site would remain the same and the scheme would still accommodate 2 parking spaces for each dwelling on driveways. The proposed garden boundaries would largely remain the same, albeit, their alignment would be altered slightly in places. The retaining wall that has been constructed along the northern boundary (with a post and rail fence to be erected above), would essentially replace a 2m high fence that previously enclosed this part of the site. The retaining is also screened by a 2.2m high fence that has been erected on the adjoining property. As such, the change in the boundary treatment in this part of the site would not have a material impact on the surrounding area.

It is considered that the changes to the previously approved scheme would have a negligible impact on the character of the surrounding area and would not lead to any greater impact on the amenities of neighbouring occupiers. Nor would the changes disadvantage any third parties. Furthermore, the proposed changes would not conflict with the LDP policies.

CONCLUSIONS

For the above reasons, the proposed development is acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

8/3/22