

Planning Report

Land Adjacent Melita House, Gwaelodygarth Close, Merthyr Tydfil CF47 8DX

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1. Introduction

1.1 Purpose and Scope

This Design and Access Statement (DAS) supports a Full Planning Application submitted by Mr David Thomas for Development of a brownfield site with a 4 bedroom dormer dwelling, new private driveway and associated landscaping works. The site is located at Grawen Farm, Cwm Taf, Merthyr Tydfil CF47 8DX.

This DAS has been produced having regard to the Welsh Government's Interim Guidance on Design and Access Statement (May 2009) and Appendix 1 of TAN12: Design (2009) and the relevant policies of Merthyr Tydfil County Borough Council Local Development Plan. The guidance indicates that DAS's should be readily identifiable as meeting statutory requirements, however, the amount of information provided should reflect the scale of the proposal and the sensitivity of the context.

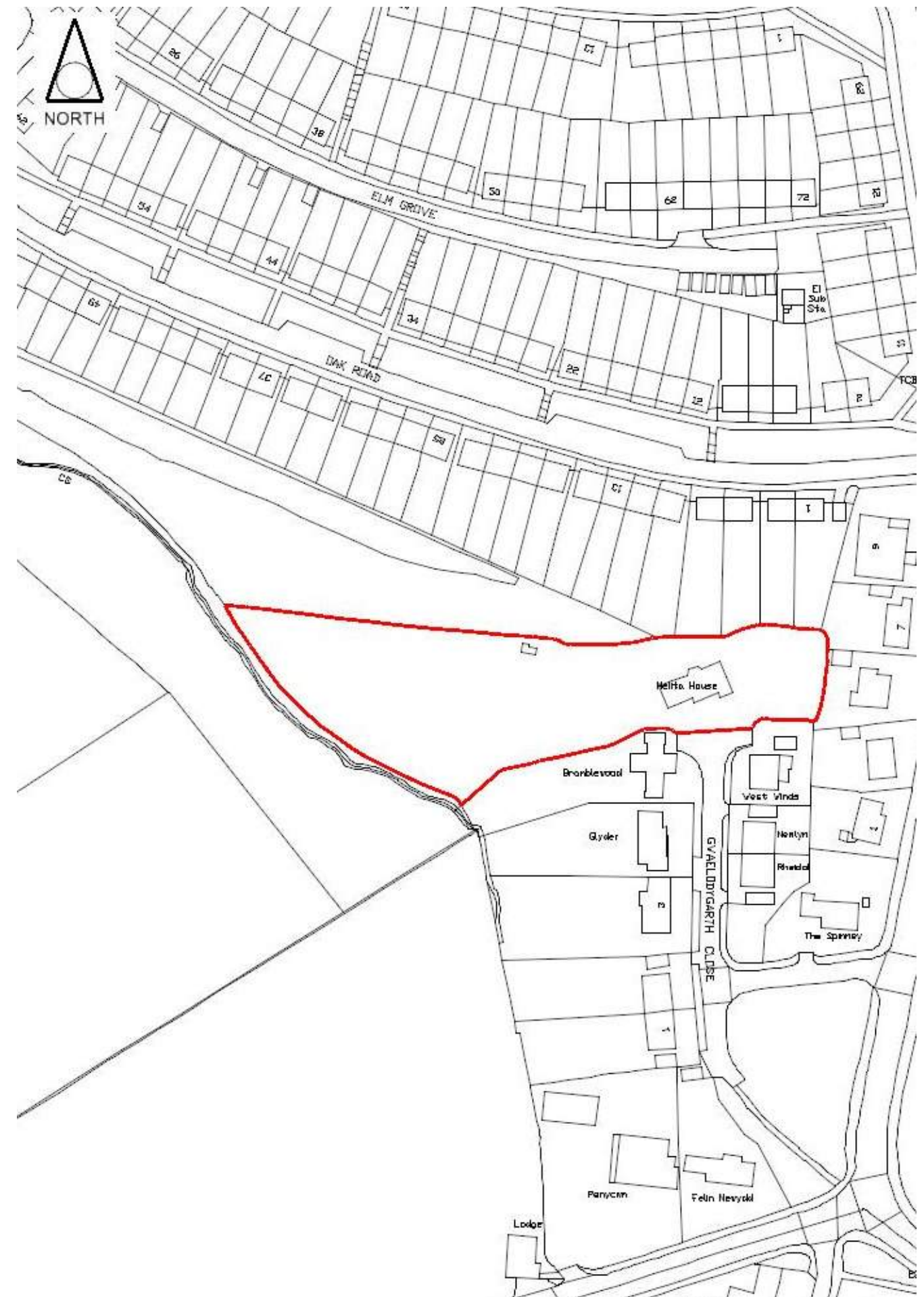
Following this introduction, Section 2 reviews the policy and physical context for the development before Section 3 explains how the scheme addresses the objectives of good design, where appropriate, having regard to issues of environmental sustainability, movement, accessibility, character and community safety. Section 4 provides contact details, while Section 5 (appendices) provides the drafting information to support this Application.

1.2 Background

The land adjacent to Melita House is located at the end of a cul de sac within Gwaelodygarth Close, Merthyr Tydfil, with access to the site being from an existing turning head within the adopted highway.

The site is located within a long standing residential area of the Gurnos Ward. The Plot of land to be developed sits within the current boundary line of Melita House. The Melita House site covers an area approximately 3900m², with the proposed development site being 527m². The only building on the site is Melita House which is a traditionally constructed masonry two storey dwelling with a concrete tile double pitched roof, white render and stone cladding external wall finish with brown UPVC windows and doors. The site is predominantly grassed area with a small amount of hard landscaping and a wooden play park. The development site sits at the Eastern end boundary of the land belonging to Melita House and is bordered to the North by the rear gardens of the properties of Oak Road, to the East by the rear gardens of the properties of Gurnos Road, to the South by the adopted highway and properties of Gwaelodygarth Close and to the west by Melita House.

The site has great access to public highways, transport, schools and amenities which are all within a radius of 300m.



1:1250 OS map showing site location in RED

1.3 Historic Planning Application on the site

A Planning Application for a three bedroom dormer dwelling was previously made for the site on 09th October 2006, Reference Number P/06/0545, with Full Planning Approval being received on 15th February 2007. The following pages show the approval notice in full, including Conditions and Informatives.

FormN1

Code No. P/06/0545

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT ORDER 1995

PERMISSION FOR DEVELOPMENT

To: Mr D R Thomas Melita House Gwaelodygarth Close Gurnos Merthyr Tydfil

WHEREAS you did on the 9th day of October 2006 make application in writing for permission to develop: Land At Melita House Gwaelodygarth Close Gwaelodygarth Merthyr Tydfil CF47 8DX short particulars of the application being as follows:-

Name of the Applicant

Mr D R Thomas
Melita House
Gwaelodygarth Close
Gurnos
Merthyr Tydfil

Description of Proposed Development

Erection of dormer bungalow (Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning authority hereby **PERMIT** the proposed development to be carried out in accordance with the plans submitted with the said Application, subject to the development being begun on a date which is not later than **five years** from the date of this permission and subject to compliance with the condition(s) specified below:

CONDITIONS

Please See Attached Sheet

Date: 15 FEB 2007

Signed: 
(Head of Planning)

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to The National Assembly for Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). The National Assembly for Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The National Assembly for Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by The National Assembly for Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by The National Assembly for Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

N.B. INFORMATIVE

Building materials delivered to the site of application shall not be deposited nor stored on the highway unless the prior consent of this Authority's Engineering Manager has been obtained.

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CONDITIONS

1. Details of the roofing materials and the finishes to the external walls of the dwelling shall be submitted to and approved by the Local Planning Authority in writing **BEFORE** development commences on site, and all works carried out shall be in accordance with such approved details.
Reason - In the interests of visual amenity.
2. The driveway to the plot shall be laid out at a gradient of not later than 1 in 8 (12.5%).
Reason - To safeguard highway interests and ensure a satisfactory form of development.
3. **BEFORE** works relating to the dwelling hereby approved commence on site details of the means of foul and surface water drainage shall be submitted to and approved by the Local Planning Authority in writing and such works as may be approved shall be implemented in full prior to the occupation of the dwelling(s).
Reason - To ensure the development meets with current drainage/engineering requirements.
4. **BEFORE** works relating to the dwelling hereby approved commence on site details of full constructional and facing materials details of any necessary retaining walls which exceed 1 metre in height shall be submitted to and approved by the Local Planning Authority in writing and such works as may be approved shall be implemented in full prior to the occupation of the dwelling(s).
Reason - To ensure the development meets with current drainage/engineering requirements.
5. The boundaries to the property shall be erected prior to the occupation of the dwelling(s) in accordance with details to be submitted to and approved in writing by the Local Planning Authority before works commence on site.
Reason - In the interest of the visual amenity of the area and the privacy of occupiers of adjoining properties.
6. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping. Where applicable it shall indicate all existing trees and or/hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development. Such details shall also be accompanied by a schedule of landscape maintenance for a minimum period of **five years**.
Reason - To ensure the development contributes towards the landscape quality and appearance of the site and surrounding area.
7. The landscaping scheme as approved shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason - To ensure the landscaping scheme as approved is implemented and maintained in a satisfactory manner.



Code No. P/06/0545

CONDITIONS

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, Article 3, Schedule 2, Part 1 Class A (or any Order revoking and re-enacting that Order) no **enlargements, improvements or other additions** to the dwelling house shall be erected without the prior submission of a planning application for the consideration of the Local Planning Authority.

Reason - Having regard to the restricted nature of the site and the need to assess the potential effect of any future extensions on the residential amenity of occupiers of neighbouring properties.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order) **no gates, fences, walls or other means of enclosure** (other than any expressly authorised by this permission) shall be erected or constructed within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a highway.

Reason - In the interest of visual amenity and to ensure co-ordinated boundary treatment.



Code No. P/06/0545

INFORMATIVES

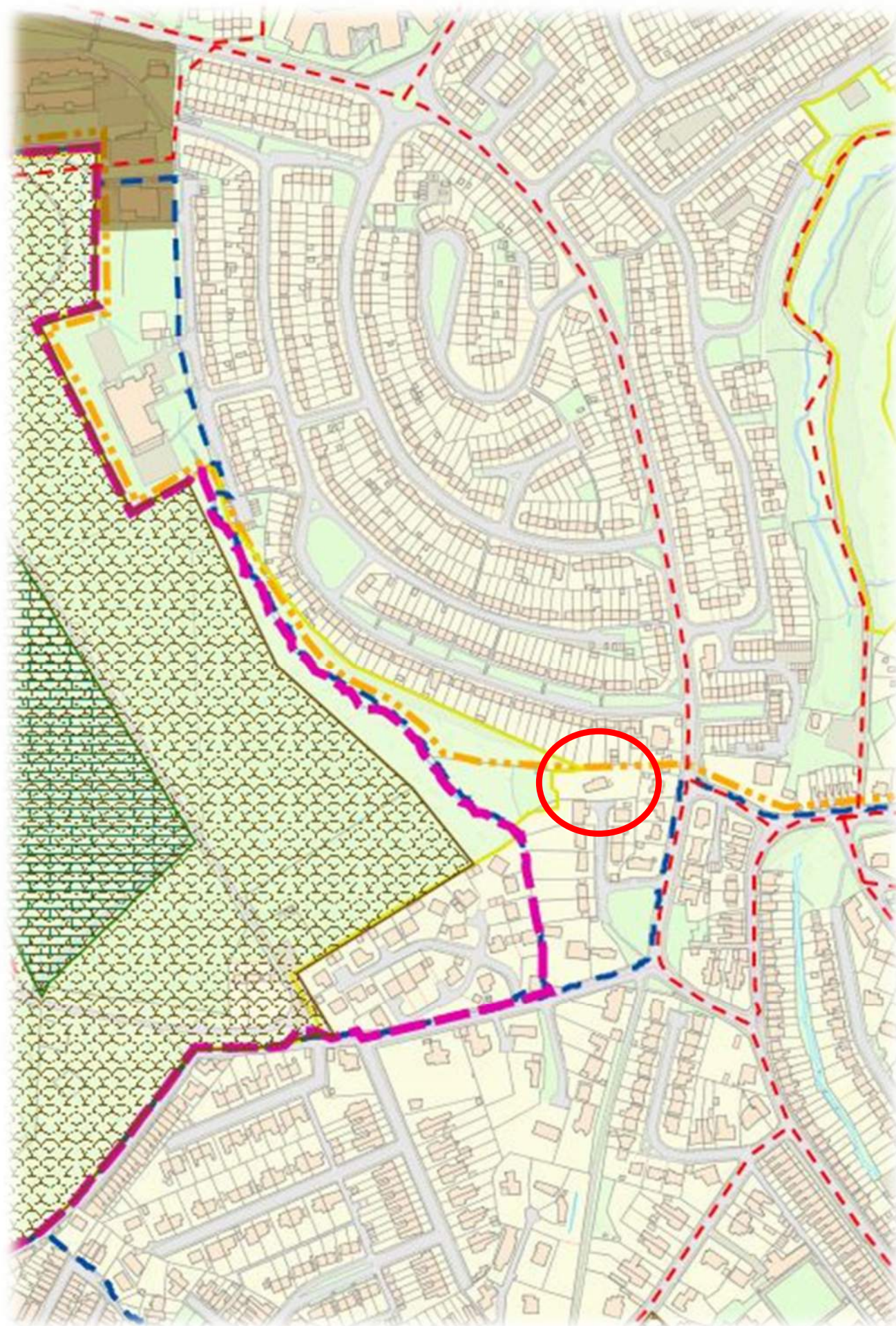
1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The applicant / developer is strongly advised to liaise with Hyder Consulting Ltd (Network Development Consultants - Southern, Tel 01443 331155) in relation to any connections to the public sewer and/or to any works which affect the line of or are in close proximity to existing public sewers.

3. The developer shall obtain all other necessary consents **BEFORE** works commence including BUILDING REGULATION approval.



2. Context Analysis

2.1 Merthyr Tydfil County Borough Council LDP Information

To ensure we follow the Management Plan Vision set out within the Merthyr Tydfil County Borough Council Local Development Plan objectives (The Adopted Replacement LDP Written Statement January 2020), we have undertaken a review of the aforementioned information and believe the following to be true:

- The Development will be subject to Policy SW1
- Policy SW3: Distributing New Homes
- The development is located within a defined settlement boundary as Policy SW4
- Policy SW11: Sustainable Design and Placemaking ensuring the development is, appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density; integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape; not result in an unacceptable impact on local amenity, loss of light or privacy, or visual impact, and incorporate a good standard of landscape design; minimise the demand for energy and utilise renewable energy resources; provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts; provide adequate facilities and space for waste collections and recycling; and promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.
- Policy EnW4: Environmental Protection
- Policy EcW8: Renewable Energy

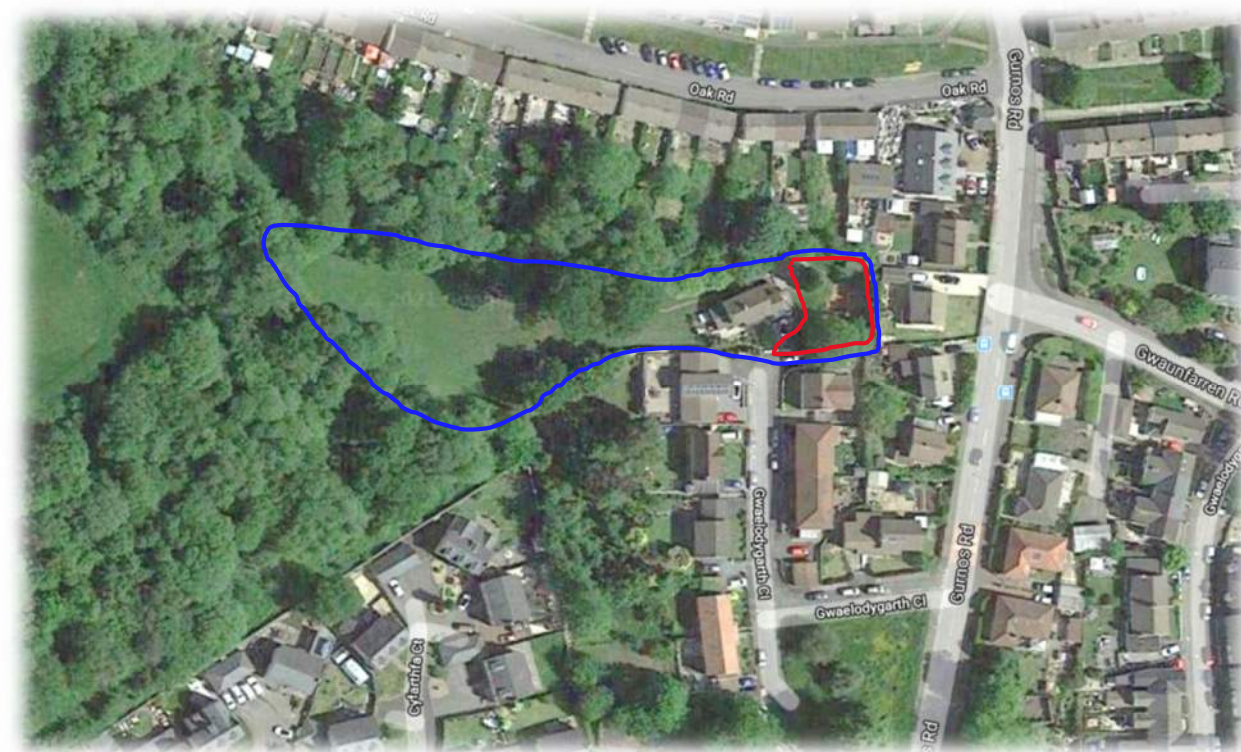
The list above is not exhaustive and during determination of the Application, we understand that additional policies may be added of which the proposals will need to comply with.

2.2 Site and Surroundings

The Melita House site covers an area approximately 3900m², with the proposed development site being 527m². The only building on the site is Melita House which is a traditionally constructed masonry two storey dwelling with a concrete tile double pitched roof, white render and stone cladding external wall finish with brown UPVC windows and doors. The site is predominantly grassed area with a small amount of hard landscaping and a wooden play park.

The development site sits at the Eastern end boundary of the land belonging to Melita House and is bordered to the North by the rear gardens of the properties of Oak Road, to the East by the rear gardens of the properties of Gurnos Road, to the South by the adopted highway and properties of Gwaelodygarth Close and to the west by Melita House.

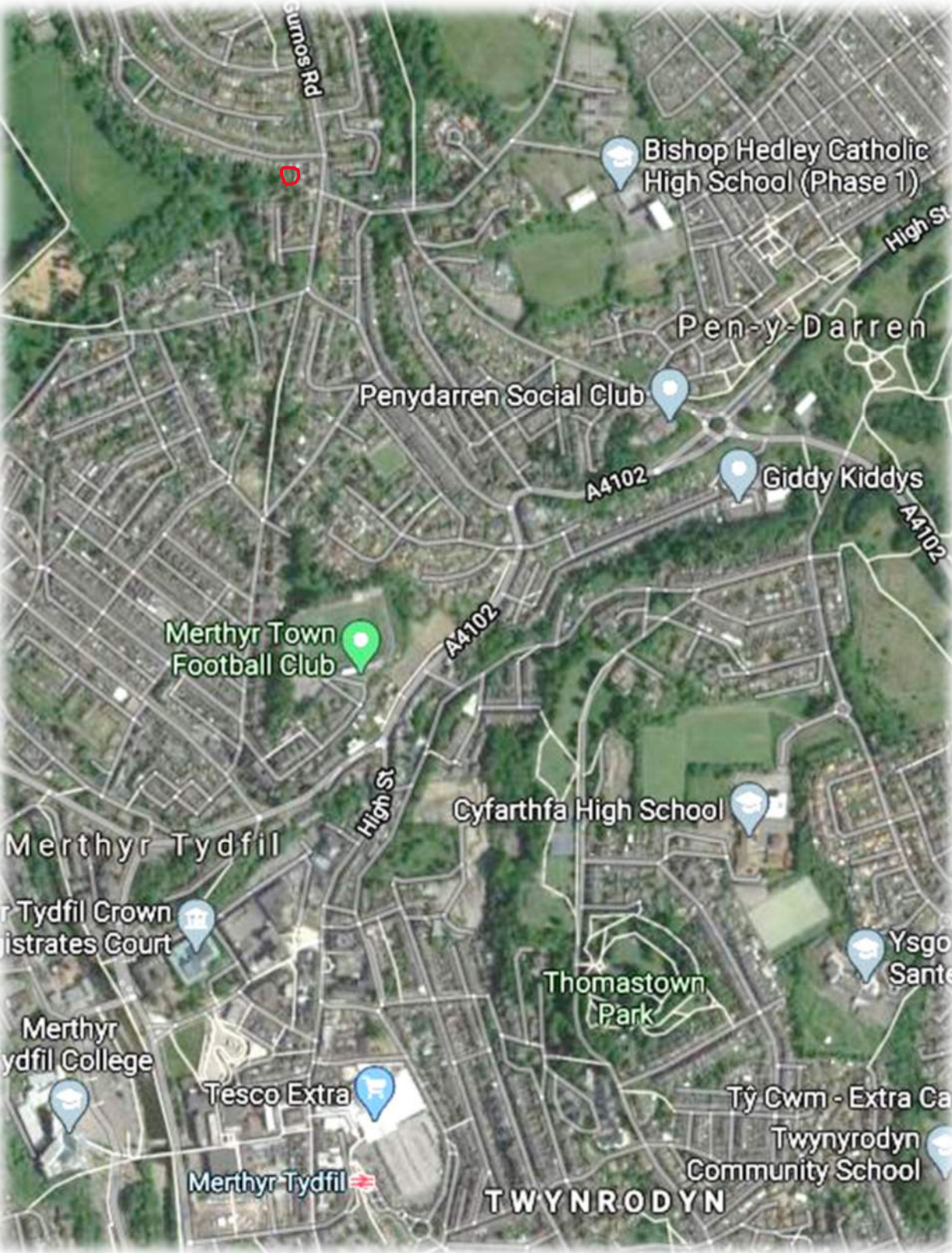
The Aerial photograph below shows the site ownership boundary in Blue, The red outline indicates the Application Site.



The streetscape of Gwaelodygarth Close is quite traditional, it consists of detached and semi-detached properties with their frontages facing each other either side of a public highway. The properties benefit from front gardens which helps the street not to feel cramped. The properties have been constructed at various times ranging from mid 20th century to late with external appearances ranging from facing brickwork, render and stonework.



In the wider context the development site is well positioned for local schools and amenities with Gwaufarren Primary School being within a 300m radius, Bishop Hedley Secondary School in a 500m radius and Cyfarthfa Park grounds within a 75m radius. It has close links to local bus services with the nearest stop being less than 50m away located on Gurnos Road. The town centre and main bus station and train station is around 1.5Km away.



3.1 Proposal, Character, Appearance, Site Features etc.

The proposal involves the construction a two storey, four bedroom detached dormer dwelling occupying a floor area of 96m², sat within a site area of 527m². The dwelling has been positioned to the North East part of the site for two reasons; one being to avoid the mains sewer that crosses the western area of the site in a North/South direction. (we have allowed a 3.5m easement zone either side on the centreline of the pipe) and the other being that the primary aspect of the dwelling is facing in a South westerly direction which contains the predominant glazed apertures for the dwelling with the North and Easterly aspects being more solid in appearance. This layout allows the western area of the site to be the main garden space of the development with this area enjoying the sun from noon until dusk. The Southern end of the site contains the access gate and driveway which has been sized and positioned to allow the parking of 2no vehicles and to allow for turning on the development site.



The access gate will be newly formed and will be inset into the site to allow for the repositioning of the access gate of Melita House to allow for the safe egress of pedestrians and vehicles from both driveways. There will be a nominal amount of planting undertaken as part of the scheme and this will comprise of 20no box shrubs positioned at the front of the dwelling in the dedicated planting beds.

The proposed works involve the clearing of the existing site which consists of breaking up hard landscaping, the removal of 2no trees, one large conical fir and a semi mature silver birch and the deconstruction and removal of an existing wooden children's play park. The existing boundary, which is formed via numerous trees, hedges and shrubs will not be affected as part of the works and will remain as existing as this currently provides privacy for the area of land from the surrounding properties.

The construction of the dwelling will be a concrete raft foundation with screed and insulation, Structural Insulated Panel (SIP) external wall construction with facing material being that of either, through colour acrylic render, stone cladding and grey timber effect cladding. The roof will be concrete tile on timber rafters with mechanically fixed ridge tiles and cloaks. External windows and doors will be grey UPVC / composite with Velux combination windows to eaves and rooflights to roof. Rainwater goods will be grey UPVC with matching fascia's, soffits and barge boards.

The drainage for the property will be via a separate surface water connection and Foul connection to the main drains running within the carriageway of Gwaelodygarth Close. As the area of the development is 527m² this would usually trigger a SAB application, however as the impervious area of the development (roof) equates to 96m² with the remainder of the development area being of a porous nature e.g. turf, gravel, permeable paving etc. which is allowed to permeate back into the ground at the current rate of flow as per the existing condition, we believe that this would be excessive for this type of development.

The boundary treatment we are proposing is to be timber shiplap fencing (vertical) between properties and newly formed masonry gate posts which will be rendered white with grey metal double swing gates. Precedent images of the types of elevation materials are shown below.



Character Appraisal: The character of the surrounding local area is residential, the site being located within a quiet cul de sac. The area includes properties ranging in age from mid to late 20th Century. In the main, the area contains two storey detached and semi detached dwellings set within curtilages of differing sizes.

Site Features: The site slopes gently downwards from North East to South West and is bordered to the North by the rear gardens of the properties of Oak Road, to the East by the rear gardens of the properties of Gurnos Road, to the South by the adopted highway and properties of Gwaelodygarth Close and to the west by Melita House. The site is predominantly grassed area with a small amount of hard landscaping and a wooden play park. The development site sits at the Eastern end boundary of the land belonging to Melita House.

Access Points: The site will be accessed via a newly formed gated entrance from Gwaelodygarth Close.

Topography: The site slopes downwards from North to South as previously mentioned above.

Landscape and Biodiversity: All mature trees and trees of ecological importance on the application site will be retained apart from a Conical Fir which does not have a Tree preservation Order. And is not considered a suitable habitat for nesting birds or bats. All landscaping carried out will use sustainable materials and be in keeping with other properties in the area.

3.4 Movement to, from and within the Development

Vehicular and pedestrian movements to and from the site will be as currently used. Pedestrians can access the site via the surrounding road network. There will be on-site parking that will ensure the free flow of traffic serving existing properties. The proposed development will not affect any Public Right of Way.

Accessibility: Since there is an existing dwelling adjacent the site there will be no change to the current accessibility measures already employed by the occupants for the surrounding areas and services. The proposed development will have a level threshold at the principal entrance and access to a large shower room on the ground floor can be gained directly from the entrance hall.

3.5 Environmental Sustainability

The site is located within an existing and long established community. The scale of the development on such a site, located in close proximity to existing community facilities and public transport links accords with the broad principles of sustainable development.

It is proposed that the new property will utilise traditional materials which will be readily available from local suppliers. Moreover, the floor, walls, windows and roof of the building (where able) will be highly insulated and low energy light fittings will be used throughout. These measures will reduce the carbon footprint of the building.

It is also intended that an area be provided within the cartilage of the site for the storage of recyclable waste containers.

Code for Sustainable Homes

The new dwelling will be designed and constructed to the minimum standard set out by the Building Regulations and achieving where applicable code Level 3 of the Code for Sustainable Homes Technical Guide.

Category 1 – Energy and CO2 emissions (mandatory)
25% improvement of DER over TER (level 3)
SAP 2005 calculations by an accredited energy assessor
Use of energy efficient internal lighting
Use of energy efficient external lighting

Use of cycle storage

Category 2 – Water (mandatory)
Water consumption to be less or equal to 105 litres per person per day (level 3)
Hot and cold water system to be designed to avoid risk of microbial contamination
Location and details of rainwater and greywater collection systems for internal and external use

Category 3 – Materials (mandatory)
At least 3 of the 5 items listed need to achieve a green guide rating of between A+ and D they include; materials to be used for roof, external walls, internal walls (including separating walls), upper and ground floors (including separating floors) and windows
80% of basic building elements are to be responsibly sourced and any timber elements 100% legally sourced
Category 4 – Surface Water Run Off (mandatory)
Surface water runoff from the development will be managed to protect water courses and delay the discharge into public sewers and watercourses
All surface water will discharge into the surface water system.

Category 5 – Waste (mandatory)
Internal and external storage space for non recyclable and recyclable household waste should be provided
Construction waste management must comply with the set criteria
Facilities to compost household waste should be provided

Category 6 – Pollution
Global warming potential (GWP) of insulates – all insulating materials to be used must have a GWP of less than 5 (manufacture and installation)

Category 7 – Health and Well Being
Kitchens to have a minimum average daylight factor of at least 2%
All living rooms, dining rooms and studies to achieve a minimum average daylight factor of at least 1.5%
80% of the working plane in each kitchen, living room, dining room and study should receive direct light from the sky
Sound Insulation – to achieve higher standards than those given in Part E of the Building Regulations – to be demonstrated by pre completion testing as necessary
An outdoor space to be provided for occupiers use
Dwelling to comply with lifetime home requirements for current and future needs of occupiers

Category 8 – Management
A home user guide should be provided to occupants in a suitable format
On site best practice should be managed under a nationally or locally recognised

certification scheme such as Considerate Contractors Scheme
Security should comply with secure by Design Criteria

3.4 Community Safety

The proposal will not increase natural surveillance in the immediate vicinity or contribute towards the additional general perception of community safety for residents of nearby dwellings since this is an existing settlement, it already carries out these roles.

4. Contact

4.1 Contact Details

Mr David Thomas

Melita House
Gwaelodygarth Close
Merthyr Tydfil
CF47 8DX

Tel: 07738 308869

Or

Mr Matthew Thomas

5 Saxon Street
Merthyr Tydfil
CF47 8SP

Tel: 07860 948282

5. Appendices
5.1 Application Drawings