

DELEGATED REPORT

Application No: P/22/0171

Site Address: Land Between 26 Gelligaer Road And The Farm Shop
Trelewis
Treharris
CF46 6DN

Development: Non-material amendment to planning permission P/22/0053 to reduce the size of the dwellings, adjust the layout and alter the material finishes

Case Officer: David Cross

Application Expiry Date: 16th August 2022

Consultation reply date expired:

APPLICATION SITE

This application relates to an area of vacant land to the north of No. 26 Gelligaer Road. The site measures approximately 0.17 of a hectare and largely comprises scrubland with an open surface water drain crossing the site from the main highway to the north-west to a ditch in the south-west corner. Along the north-west boundary of the site is a grassed verge with a number of trees that have been planted in a row alongside the highway. To the north-east of the site is a farm shop with associated parking and service yard area. To the south-east is an area of vacant land and an adjoining field that forms part of the open countryside.

PROPOSED DEVELOPMENT

This application seeks permission for a non-material amendment to planning permission P/22/0053 to reduce the size of the approved dwellings and to amend the external material finishes to provide consistency across each plot.

The approved scheme involves the construction of 4 detached dwellings, each of a similar scale and appearance, which would be positioned in a linear form across the site with a frontage on to Gelligaer Road. The dwellings would be setback between 10.3m to 14m from the edge of the highway. In order to reduce the development costs and present a viable scheme, it is proposed to reduce the depth of each dwelling by approximately 0.8m. The siting of the dwellings would remain unchanged, with the same setback from the highway as previously approved. The width and height of the dwellings would also remain the same. The rear elevations would essentially be amended to suit the revised footprint.

The general design of the dwellings would remain the same as approved, incorporating a gable feature on the front elevation along with large glazed areas adjacent to the front door and a canopy. Plots 2-4 would also include integral garages. The external material

finishes of the proposed dwellings comprised a combination of dressed stone and render on the elevations. However the arrangement of these material finishes on each plot differed, particularly on the front elevations. The dwelling on Plot 1 included dressing stone on the entire front aspect and the dwelling on Plot 2 would incorporate a dressed stone gable feature with render used elsewhere on the elevation. The dwelling on Plot 3 would have a stone frontage with a rendered gable feature and the dwelling on Plot 4 would be entirely rendered. It is proposed that all of the dwellings have the same arrangement of materials finishes on the front elevation with Bradstone dressed stone being used on the main frontage with the gable features having a rendered finish. The side and rear elevations would continue to have a rendered finish.

PLANNING HISTORY

- P/22/0053 - Erection of 4 detached dwellings with associated parking
Permission GRANTED on 07.04.2022
- P/21/0366 - Erection of 4 detached dwellings with associated parking
Permission GRANTED on 17.12.2021

CONSULTATION

- Bedlinog and Trelewis Community Council - No objection

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW), Edition 11, February 2021:

Para 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Para 4.1.43 – 4.1.56 set out the need to reduce the level and speed of traffic in new development, the provision of car parking and how this may be integrated into new development to minimise the reliance on cars. Transport assessments are also an important mechanism to determine anticipated impacts a development proposal may have.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 12 Design, March 2016
- TAN 18, Transport, March 2007

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

Local planning policy

Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031:

- Policy SW1 - Provision of New Homes
- Policy SW2 - Provision of Affordable Housing
- Policy SW3 - Sustainably Distributing New Homes
- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy SW12 - Improving the Transport Network
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

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

PLANNING CONSIDERATIONS

The main considerations of this application relate to whether the proposed changes to the design of the dwellings would constitute a non-material amendment. In this respect, consideration is given to the potential impact the changes would have on the character and appearance of the surrounding area, as well as any changes to the impact on the amenities of neighbouring occupiers.

The proposed changes to the footprint of the dwellings would have a negligible impact on the overall layout of the development, with only the position of the rear elevations being amended. Given that the ridge height would remain the same, the adjustment to the depth of the dwellings would consequently adjust the pitch of the roofs. However, this would not

differ greatly from the approved scheme and would have a negligible impact on the street scene. Additionally, it is noted that the rear elevation on Plot 1 would not be positioned as far forward past the rear elevation of the neighbouring property, resulting in a lesser impact on the adjoining rear garden. As such, the proposal would not result in a greater impact on residential amenity.

In respect of the material finishes, there would be no change to the proposed use of render or dressed stone, other than where it would be applied on the front elevations. The amendments would present a more consistent appearance across the development with a negligible change to the appearance of the development within the street. As such, there would not be an adverse impact on the character of the area.

Overall, the proposed amendments would be minor in nature and would not result in a material change to the approved scheme. Furthermore, the proposed changes would not conflict with the LDP policies.

CONCLUSIONS

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

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

CONDITIONS/REASONS:

None.

INFORMATIVES

1. This non-material amendment application refers to the following substituted plans, which should be read on conjunction with planning permission P/22/0053:

Dwg No. 198_PL_100A - Proposed Site Plan
Dwg No. 198_PL_110 - Proposed Vision Splay and Crossover Plan
Dwg No. 198_PL_001 - House Type 1 Plans
Dwg No. 198_PL_002 - House Type 1 Elevations
Dwg No. 198_PL_003 - House Type 2 Plans
Dwg No. 198_PL_004 - House Type 2 Elevations
Dwg No. 542.01 Rev C - Landscape Strategy & Planting & Management Plan

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/1/22