



Santes Tudful Grove

Green Meadow

Winch Fawr Park

Winch Fawr Park

Mayors Cl

OUTLINE PLANNING APPLICATION

CAE DERI, HEOLGERRIG

DEVELOPMENT OF 2NO
HOUSING PLOTS



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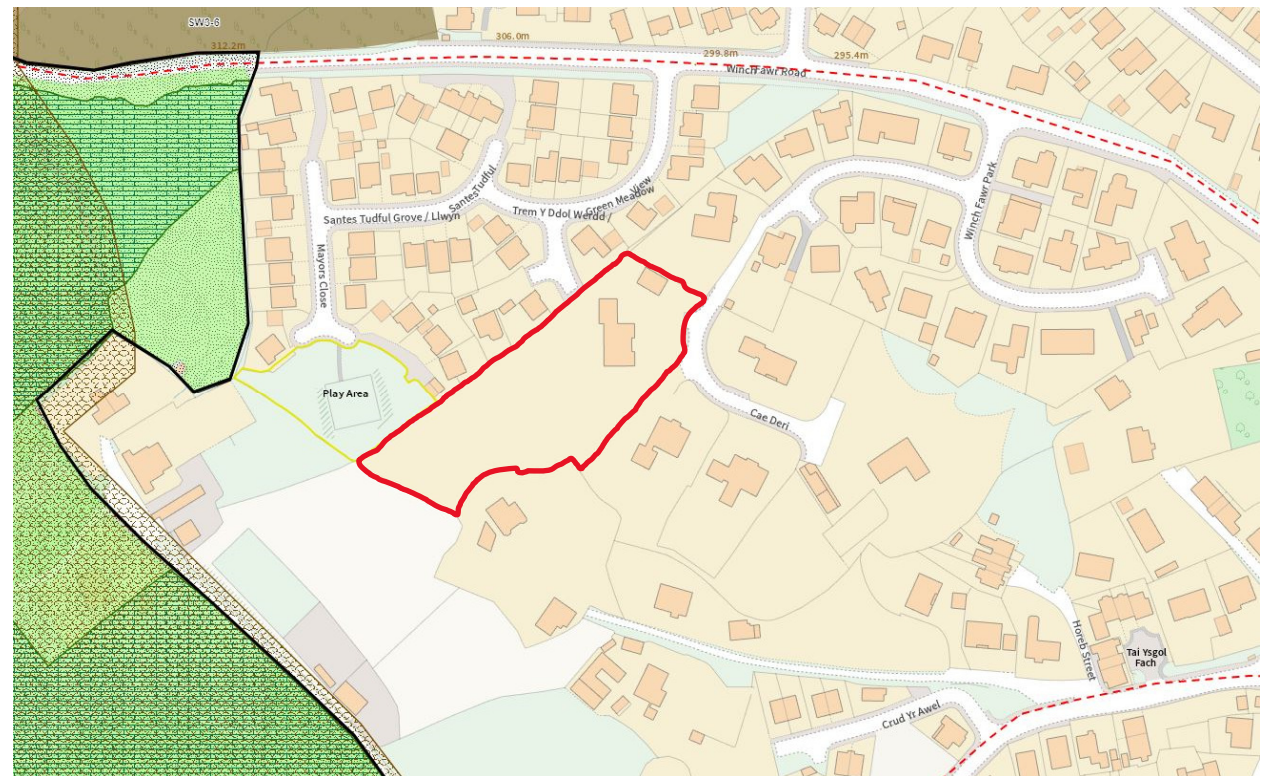


2. Purpose

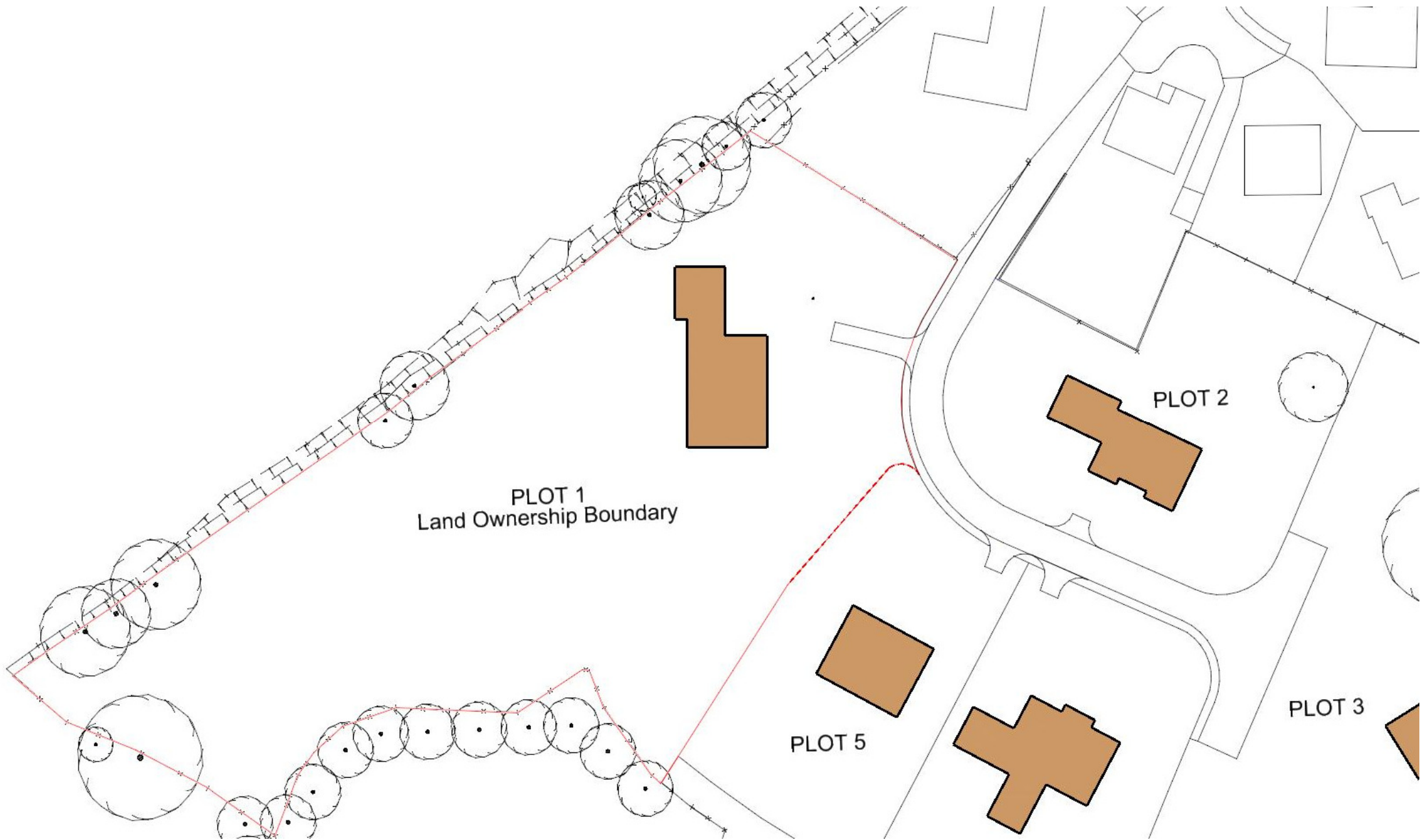
The purpose of this report is to accompany an Outline Application for Planning Permission submitted to Merthyr Tydfil County Borough Council. Should this proposal be acceptable in it's outline form a Full Planning Application will follow.

3. Existing Site Context

Cae Deri is an existing residential settlement located within the village of Heolgerrig. The settlement consists of five previously developed plots of land set around a public, non adopted highway. The highway is a 5m wide dual lane carriage with 1.8m wide footpath with access from Winch Fawr Park, with a hammerhead turning area. Although there is no through route on the site the access road is currently used by the local community / public as a vehicular turning area. The existing properties are rather significant in scale and character with many being four bedrooms and above surrounded by large swaths of land, giving the area a affluent feel. All properties are two storey detached with either adjoining double or detached garages and separate driveways connecting to the public highway. The properties are of a traditional construction with a material palette that has been chosen to sympathise with the semi rural setting of Winch Fawr. Materials used are: dressed stone, render, natural slate roofing tiles and composite windows and doors. Boundary walls demarcating property extents are of dressed stone with stone copings. Landscaping to the properties is manly low lying and low maintenance being turf or box shrubs. Extract from Local Development Plan below shows that the settlement of Cae Deri is within 'Urban Character Area', UCA9 which is controlled by Planning Policy CW1.



4. Land Ownership Plan – 1:500





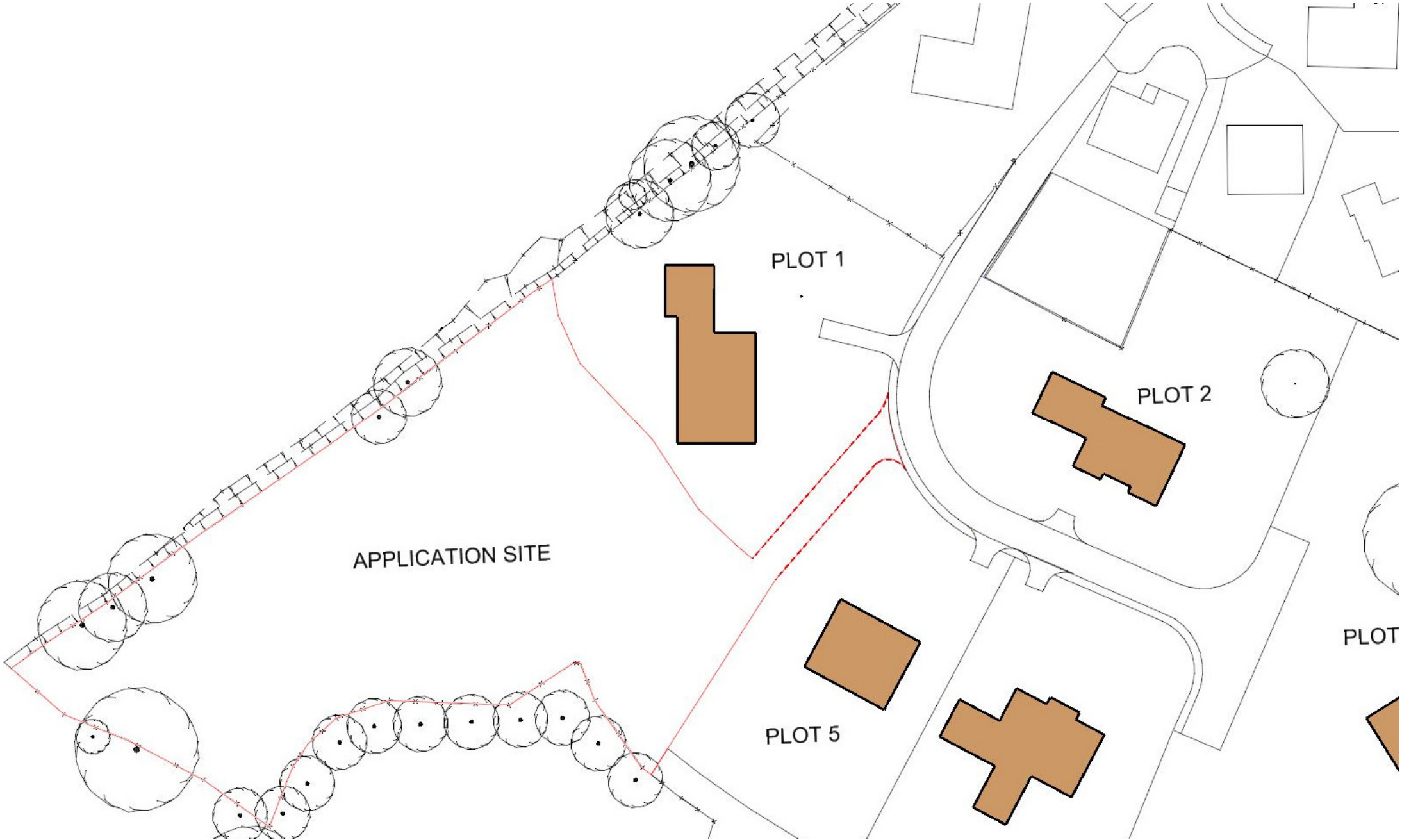
5. Proposal

The Applicants proposal is to develop the area of land along the North Western boundary of the Cae Deri settlement. This land is currently vacant and will be classed as a Greenfield development site. The area of site to be developed is approx. 3850m², and is highlighted on the Aerial Photograph below. The proposal will involve dividing the development area into two building plots with a new private access road leading from the non-adopted public highway. Each plot will be around 1500m² in area and will contain a new traditionally constructed two / three storey, five bedroom house with integrated double garage with a scale and character that is commensurate with the existing surrounding properties of the Cae Deri development. Approximate sizes are 17-19m width x 12-14m depth x 9-11m height.

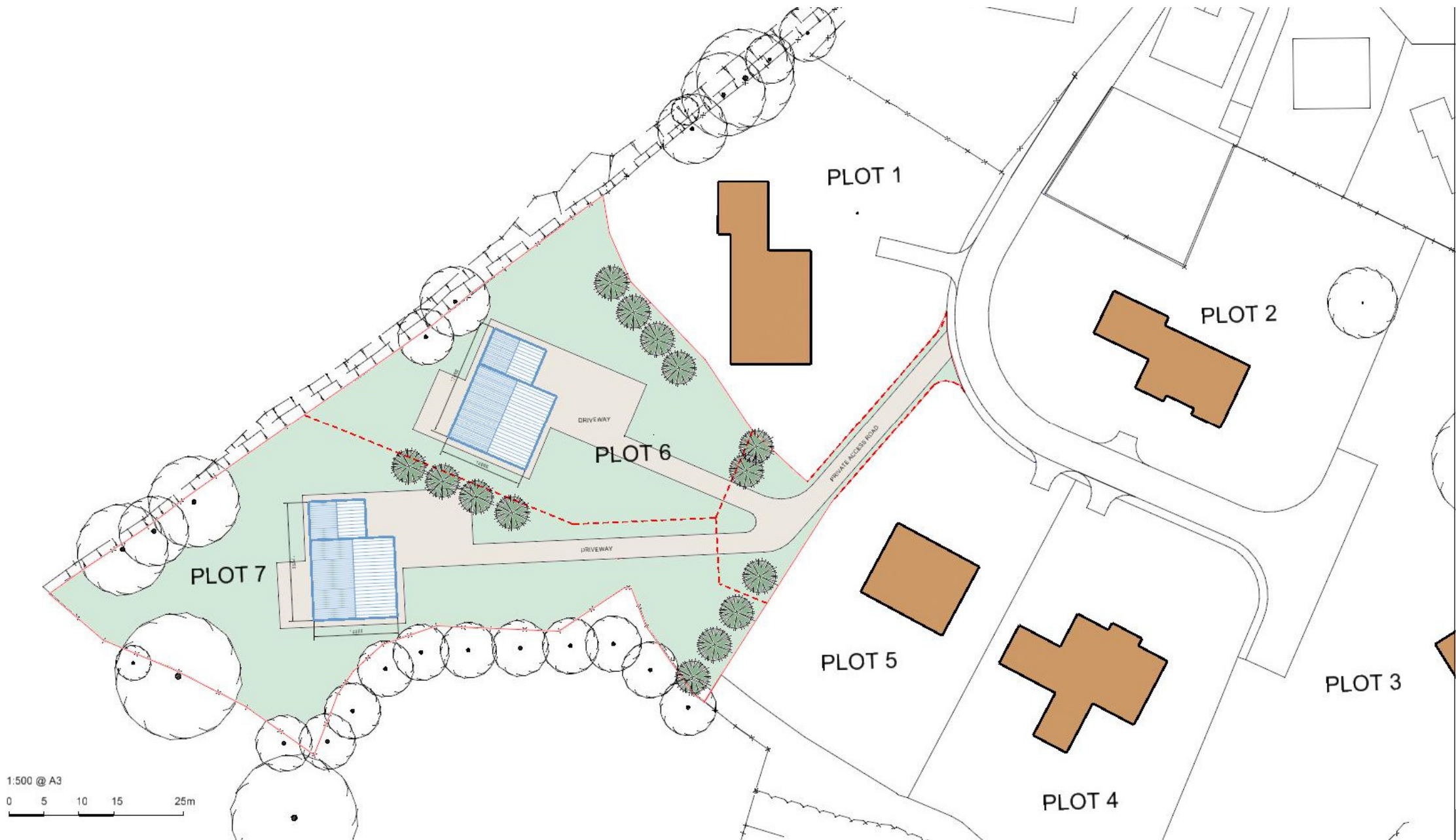
The materials used within the new development will be sympathetic with the materials used within the existing Cae Deri settlement along with the surrounding properties. These materials being; dressed stone, render, natural slate roofing tiles and composite windows and doors. Boundary walls demarcating property extents are of dressed stone with stone copings. Landscaping to the properties is mainly low lying and low maintenance being turf or box shrubs, with the exception of some semi mature trees which will be planted in appropriate areas as to provide privacy screening between neighbouring properties.



6. Application Site Boundary- 1:500



7. Proposed Site Plan- 1:500





8. Contact

Following the receipt of any comments made by Merthyr Tydfil Planning Authority and providing they show the proposal in a favourable light we will address these prior to a formal Planning Application being made.

While this report is brief, we will be providing a complete package of information for the Full Planning Submission which will include:

- General Arrangement Plans
- General Arrangement Sections
- General Arrangement Elevations
- Design and Access Statement
- External Materials Schedule
- Any additional information requested by the Planning Officer.

While undertaking the Outline Application review regarding the suitability of the development, should you require any additional information please contact:

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