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Planning Department
Merthyr Tydfil County Borough Council
Castle Street
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Dear Sir / Madam

Re: Land at Y Goedwig, Edwardsville, Treharris, Merthyr Tydfil C.B.C.

I write with regard to a planning application submitted on behalf of Mr & Mrs P. Lineham (the applicants) to Merthyr Tydfil County Borough Council (MTCBC) for a single storey residential annexe and replacement / enlarged garage (with space above) within the curtilage of Y Goedwig, Edwardsville (hereafter referred to as the Site).

The applicants parents, whilst still relatively independent, require an element of care, and therefore it is proposed to build a self-contained annexe within the existing side curtilage of Y Goedwig. The annexe will benefit from 2no. bedrooms, bathroom/wetroom, cloakroom, as well as a lounge/kitchen/dining area. There will also be a room above the proposed replacement garage that will be accessible via the main dwellinghouse. Given the change in levels across the site from north to south, below the annexe will be a garden room that will be accessed from the garden area to the south of the built form. Despite the annexe benefitting from such facilities to enable the resident to live as independently as possible, they will need to visit the main house for meals and support. Furthermore, the annexe will share the same utilities as the main dwellinghouse. On this basis the annexe will remain incidental and ancillary to the main dwellinghouse, and therefore constitutes a residential annexe.

This document provides a full assessment of the acceptability of the proposed development from a planning perspective in relation to local and national planning policy, as well as all other material

planning considerations. The document also summarises the planning history of the Site as it is pertinent to the application.

This supporting planning statement will take the following structure:

1. Site Context
2. Relevant Planning / Site History
3. Local and National Planning Policy
4. Planning Assessment
5. Conclusion

1.0. Site Context

- 1.1 The Site consists of the side garden curtilage of the property known as Y Goedwig, located on B4254 (Cardiff Road) Edwardsville, Treharris. Y Goedwig is a 2-storey detached property set back approximately 34 metres from Cardiff Road. To the side (west) of the existing property is an attached garage with approximately a 10-11 metre gap between the garage and the side (western) boundary of the property. The garden curtilage of Y Goedwig is located primarily to the front (south) of the property, and slopes down to Cardiff Road. To the rear of the property is a large area of open space that slopes upwards to the north. The curtilage comprises of well-maintained lawn serving as a domestic garden. This application is also accompanied by a green infrastructure statement that shows significant levels of biodiversity net gain linked to the proposed development.
- 1.2 The Site is boundary to the west is made up of close boarded timber fencing. The southern boundary is marked by a stonework wall. Given the context of the Site, there are no defined boundary treatments to the east or north. The location of the Site is identified below at Figure 1.



Figure 1 – Location of application Site (Source: Google Maps)

2.0 Relevant planning history

2.1 The most relevant recent planning permissions for this proposal are:

- P/17/0294 – Demolition of existing dwelling (Y Goedwig) and erection of 22 dwellings with associated access road – Granted 21.06.2018
- P/14/0071 - Variation of condition 3 of planning permission P/11/0065 (relating to the residential development of the site for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years - Granted 22.12.2014
- P/11/0065 – Variation of condition 3 of planning permission P/08/0133 (relating to the residential development of the site for 9 dwellings) to extend the time limit for the submission of reserved matters by 3 years - Granted 05.05.2011
- P/08/0133 - Extend the time for the submission of reserved matters for a further 3 years – Granted 20.10.2008
- P/06/0659 – Construction of new access road - refused 30.06.2011
- P/06/0379 - Construction of new access road - refused 05.03.2012
- P/03/0476 – Residential development for 9 houses (outline) – Refused 09.06.2004 and subsequently allowed at appeal (APP/U6925/A/04/1169017) 18.03.2005

2.2 As can be seen from the site history above, the land containing and adjoining the application property has previously received planning permission for up to 22no. dwellings. However, the most recent planning permission (P/17/0294) has now lapsed. It should also be noted that the land containing Y Goedwig is allocated for housing in the adopted MTCBC LDP (Ref: SW3.36 –

Y Goedwig, Edwardsville). It should be noted that the proposed development does not prejudice the wider development of the land adjoining the Site in the future.

3.0 Planning Policy

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning application decisions should be made in accordance with the development plan unless material considerations indicate otherwise. At national level the relevant policy is Future Wales, Planning Policy Wales and supporting Technical Advice Notes. The statutory local development plan for this Site is the Merthyr Tydfil County Borough Council (MTCBC) LDP up to 2031, which was adopted in 2020.

National Planning Policy

Future Wales: The National Plan 2040

- 3.2 Adopted by the Welsh Government in February 2021, *Future Wales: The National Plan 2040* (hereafter referred to as *Future Wales*) sets out strategic land use planning policies to address national priorities. These include fostering a strong economy, directing growth to appropriate areas, achieving decarbonisation and climate resilience, strengthening ecosystems, and enhancing community health and well-being.

The key policies within *Future Wales* relevant to this site and its development are:

- **Policy 1: Where Will Wales Grow** – Identifies National and Regional Growth Areas where new development should be focused. One such National Growth Area is the Cardiff, Newport, and Valleys urban cluster, which includes the development site.
- **Policy 2: Shaping Urban Growth and Regeneration** – Emphasizes that urban growth and regeneration should contribute to sustainable, compact, and walkable communities with mixed-use centres, accessible public transport, and integrated green infrastructure.
- **Policy 9: Resilient Ecological Networks and Green Infrastructure** – Aims to enhance biodiversity, ecosystem resilience, and green infrastructure by safeguarding key areas, improving existing assets, and creating new green spaces. Connecting designated or high-value sites through green infrastructure improvements is also encouraged.
- **Policy 11: National Connectivity** – Supports national connectivity improvements by prioritizing longer-distance travel via public transport and promoting the use of electric vehicles.
- **Policy 12: Regional Connectivity** – Encourages a shift away from private car use by promoting active travel and public transport alternatives.
- **Policy 17: Renewable and Low Carbon Energy** – Strongly supports the development of renewable and low-carbon energy projects across all technologies and scales to meet Wales's future energy needs.

- **Policy 33: National Growth Area – Cardiff, Newport, and the Valleys** – Provides further details on growth aspirations within this designated National Growth Area, reaffirming Treharris' inclusion within this strategic zone.

Planning Policy Wales, 12th Edition

3.3 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015. The key planning principles are set out in this document are, amongst other things:

- A plan-led approach is the most effective way to secure sustainable development through the planning system, i.e., decisions should be made in accordance with Local Development Plans
- Making the best use of resources
- Creating and sustaining communities
- Maximizing environment protection and limiting environment impact
- Consideration of the Transport Hierarchy

Technical Advice Notes

3.4 Technical Advice Notes (hereafter referred to as TANs) should be considered by local planning authorities when they are preparing development plans and should be read along with the Planning Policy Wales document which sets out land use planning policies in Wales. The relevant TANs are:

- TAN 5: Nature Conservation and Planning (2009)
- TAN 12: Design (2016)
- TAN 16: Transport (2007)

Merthyr Tydfil CBC Local Development Plan up to 2031

3.5 The Merthyr Tydfil CBC Local Development Plan covers the period from 2016 to 2031 and was adopted on 29th January 2020.

3.6 On the LDP Proposals Map (see Figure 2 below) the Site lies entirely within the settlement of Edwardsville and located immediately to the south of a Site of Importance for Nature Conservation (SINC) as well as a Special Landscape Area (SLA). As noted above, the application Site, as well as the adjoining land to the east, is allocated for Housing (SW3.36). Also, as can be seen in Figure 3 below, the land to the east and north of the Site are designated as a TPO (Tree Preservation Order) and Ancient Woodland on the LDP constraints map. It is understood that the previous landowner

undertook significant works to these trees (sometime between 2006 and 2010), however, this is not relevant to the application.

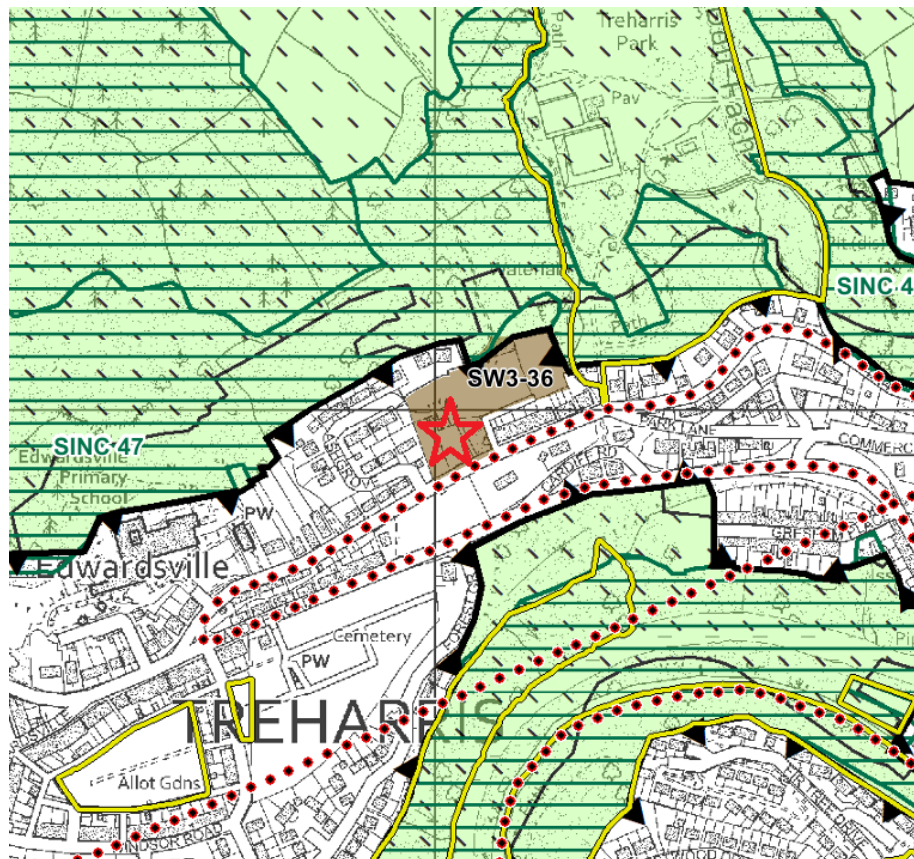


Figure 2: Local Development Proposals Map Extract (Site shown by red star)

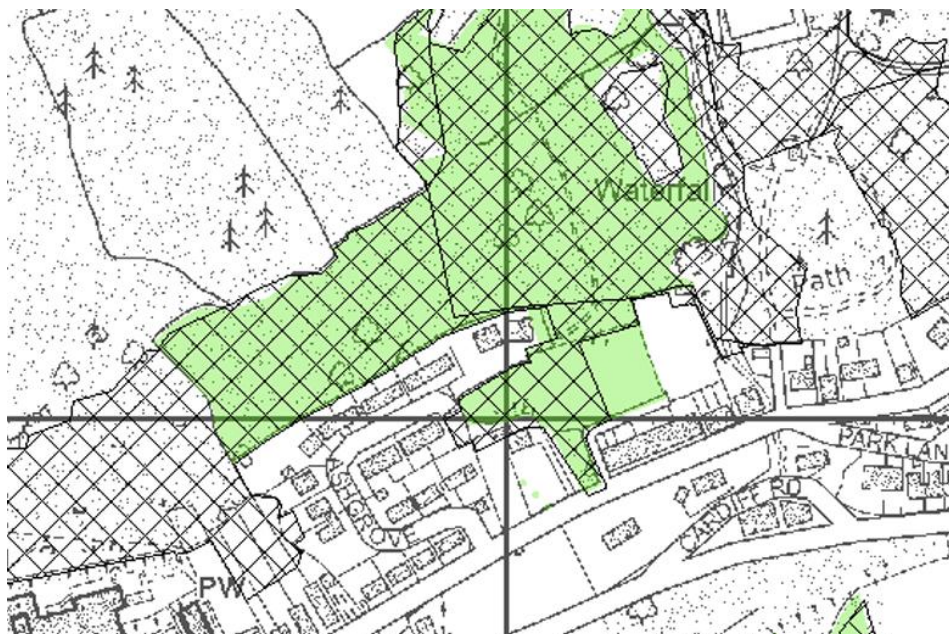


Figure 3 – Extract from LDP constraints map.

3.7 The LDP policies which are relevant to this planning appraisal are listed below:

- Policy SW3 – Sustainably distributing new homes
- Policy SW4 – Settlement Boundaries
- Policy SW11 – Sustainable design & Placemaking

- Policy EnW1 – Nature Conservation and ecosystem resilience

Supplementary Planning Guidance

- 3.8 Supplementary Planning Guidance provide additional guidance and detail to supplement the policies contained within the LDP policies. The relevant Supplementary Planning Guidance documents to the proposed development at the Site are:
- SPG Note 5: Nature and Development (May 2015)
 - SPG Note 6: A design guide for Householder Development

Other Relevant Legislation

Well-being of Future Generations (Wales) Act 2015

- 3.9 The Well-being of Future Generations Act places a duty on public bodies to carry out sustainable development. The Act requires an improvement in the delivery of all four aspects of well-being: social, economic, environmental and cultural.

Flood and Water Management Act 2010

- 3.10 Flood and Water Management Act 2010 (FWMA) requires surface water drainage for new developments which are over 100m² to comply with mandatory National Standards for Sustainable Drainage and developments obtain consent from the relevant require SuDS Approving Body (SAB).

4.0 Planning Assessment

Principle of Development/Proposed Land Use

- 4.1 Policy SW4 defines settlement boundaries within which development is permitted in principle. The application site and proposed development is located entirely within the defined settlement boundary, and therefore the principle of development is acceptable in principle subject to material planning considerations.
- 4.2 The land subject to the application has been used as residential curtilage for a continuous period in excess of 10 years, and has always formed part of the residential curtilage of Y Goedwig.

Design

- 4.3 LDP Policy SW11 relates to Sustainable Design and Placemaking and requires new development must contribute to the creation of attractive and sustainable places through high quality, sustainable and inclusive design. Where appropriate new development will be required to:
1. *be appropriate to its local context in terms of scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;*
 2. *integrate effectively with adjacent spaces, the public realm and historic environment to enhance the general street scene and create good quality townscape;*

3. *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;*
4. *contribute to the provision of green infrastructure, including open space in accordance with the Council's standards, sustainable drainage systems where appropriate, and ensure that the County Borough's network of green infrastructure is accessible and connected;*
5. *allow access for the widest range of people possible, and demonstrate that any traffic movements will not have an unacceptable impact on local amenity or highway safety and satisfy the Council's parking standards;*
6. *incorporate a range of inclusive/adaptable design specifications, a mix of house types, tenures and sizes to meet identified local needs;*
7. *incorporate resource efficient/adaptable buildings and layouts using sustainable design and construction techniques;*
8. *minimise the demand for energy and utilise renewable energy resources;*
9. *provide and protect relevant utility services and infrastructure without causing any unacceptable environmental impacts;*
10. *incorporate measures to improve ground and surface water quality wherever possible;*
11. *provide adequate facilities and space for waste collections and recycling; and*
12. *promote the creation of healthy and active environments and reduce the opportunity for crime and anti-social behaviour.*

- 4.4 As can be seen from the plans submitted in support of the planning application, the proposed development has been carefully designed to ensure it pay due regard to the host dwelling that will remain the dominant element. Furthermore, by virtue of its scale, design, fenestration and external finishes, the proposed development will seamlessly integrate within the application site as well as its wider surroundings. Figure 4 below shows the proposed south (and east) facing elevations that will be most visible from the public domain.



Figure 4 – Proposed south and east elevations

- 4.5 The orientation of the building (annexe), and the alignment of its ridge has been carefully considered to ensure minimal impact on the amenity of properties and associated gardens of neighbouring houses. Furthermore, the annexe has been set off the boundary with the neighbouring properties to ensure no unacceptable overbearing or overshadowing impact. The development will also benefit from passive solar gain by virtue of its south facing orientation, which in turn will reduce the energy demand of the proposed development.

Residential Amenity

- 4.6 LDP Policy SW11 also relates to the impact of development on the amenity of nearby properties or land. The proposed annexe (and garage) is set off the boundary with the nearest existing properties to the west. Furthermore, by virtue of its scale and siting, the development will not result in an unacceptable impact on the amenity of any nearby properties by way of any overbearing, overshadowing or overlooking impact. On this basis, it is considered that the proposed development is acceptable in terms of its impact on neighbours.

Highway Safety

- 4.7 As part of the application, it is proposed to improve the access lane leading from Cardiff Road to the application property (and associated annexe). Appropriate levels of off-street parking are available within the application site, and the proposed annexe will have minimal impact on traffic generation as a result of the development. On this basis it is considered that the proposed development is acceptable from a highway safety perspective.

Sustainability and energy efficiency

- 4.8 The underpinning principle of PPW12 is the requirement for sustainable development in Wales through, amongst other things, sustainably located development and energy efficient development. This is supported by LDP Policy SW11 which seeks to promote sustainable development that reduces car borne trips by promoting more sustainable modes of travel and makes the most efficient use of existing infrastructure.
- 4.9 The proposals seek to provide an annexe to enable the applicants parents to live at the Site and retain an element of independent living. The annexe has been designed to ensure high levels of thermal performance, and will benefit from passive solar gain given its south facing orientation. These elements will ensure an energy efficient unit thereby reducing the environmental impact of the

development. The sustainability credentials of the Site and the proposals are high and fully in accordance with planning policy.

Biodiversity

- 4.10 The Site is well maintained garden curtilage. On this basis it has low ecological value at present. The proposed development will result in biodiversity net gain in accordance with Planning Policy Wales (12th Edition). Please refer to the Green Infrastructure statement submitted in support of this application for more information. Below at Figure 5 is an extract from the proposed site layout plan. As can be seen, as part of the development it is proposed to create 8no. flower beds within the curtilage to the front (south) of Y Goedwig, provide a large wildflower area to the south of the annexe, a pond to the south of Y Goedwig, as well as provide a native hedgerow along the western edge of the access leading to the site. This hedgerow will include native species of trees such as hazel, oak and holly. Also, to the north of the application site (but within the applicants landownership) it is proposed to plant a number of fruit trees to further improve the biodiversity value of the site.
- 4.11 It should also be noted that the existing tree line along the northern extent of the land to the north of Y Goedwig currently comprises of a row of conifers. These trees have little value in biodiversity terms, and it is proposed to replace these existing trees with a mixture of nature trees such as Firs, Beech, Birch, Hazel, Hawthorne, Ash and Oak. The input and advice of the Council's tree officer is welcomed in relation to this matter.



Figure 5 – Site layout plan showing proposed biodiversity net gain elements

5.0 Conclusions

- 5.1 The principle of developing a new residential annexe and replacement garage extension within the curtilage of the Site is acceptable in principle based on the location of the Site within the settlement boundary as defined in the adopted LDP.
- 5.2 In terms of the material considerations, the following summarises the primary issues for the proposed development:
- The proposed developments have been appropriately designed and located within the Site to ensure the developments do not have an unacceptable impact on the residential or visual amenity of the area.
 - The proposed development will not have a detrimental impact on the ecology of the Site or its surroundings and offers the opportunity for biodiversity net gain.
 - The site is large enough to accommodate the new buildings without resulting in overdevelopment of the Site, with appropriate levels of amenity space retained for the existing dwelling as well as the proposed annexe.

5.3 On the basis of the information and analysis contained in this report it is respectfully requested that planning permission is granted for the proposed development.

Warm Regards

Chris Boardman (agent) – Boardman Planning Ltd.