

Planning Application 19/1025/RM

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/1025/RM 03.01.2020	Mr G Davies And G Powell C/o Miss L Hughson-Smith 19 Starling Walk Penallta Hengoed CF82 6BH	Seek approval of the reserved matters in respect of appearance, landscaping, layout and scale reserved under planning consent 18/0255/OUT (Demolish existing buildings and erect residential development with associated works and seek approval of access) Virginia Park Garage Melville Terrace Caerphilly CF83 3HE

**APPLICATION TYPE:** Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Melville Terrace, Caerphilly.

House type: The application site is the site of a former vehicle repair garage situated within a mainly residential area on the outskirts of Caerphilly Town Centre. The site comprises of a large yard area covering approximately 50% of the site with grass on the rest. There are five buildings on the site, mostly single storey and including an office building and a large workshop. There are dwellings to the north, south and west of the site with playing fields to the east.

Development: This application seeks reserved matters consent in respect of appearance, landscaping, layout and scale for a phased development of 6 dwellings subsequent to the approval of outline planning consent under application reference number 18/0255/OUT. The submitted plans show a linear development of 6 detached dwellings fronting onto the rear lane serving Pontygwindy Road. Each of the dwellings has an individual plot with the dwellings located in the centre. All of the dwellings are two storey.

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Plot 1, which is wider than the remainder of the plots, has a detached garage to the side with parking to the front of that. It has a projecting gable to the front with an apex roof and has a hallway, 2 lounges, utility room, kitchen/dining room and bedroom with en-suite on the ground floor and four bedrooms (one with en-suite), a bathroom and a shower room on the first floor.

Plots 2, 3 and 5 have the same house type. This also has a projecting gable to the front with an apex roof and an integral garage with parking to the front. There is a hallway, utility room, lounge, kitchen/dining room and snug on the ground floor with four bedrooms (two with en-suites) and a bathroom on the first floor.

Plots 4 and 6 are the same design as Plots 2, 3 and 5 but are handed.

Dimensions: Plot 1 has overall dimensions of 18m wide by 28m deep. The dwelling has overall dimensions of 11m wide by 11.6m deep by 9m high. The garage measures 3.7m wide by 7m deep by 5.2m high.

Plot 2 measures 14.3m wide with Plots 3, 4, 5 and 6 all measuring 13.3m wide by 28m deep. The dwellings have overall dimensions of 11m wide by 12.2m deep by 8.9m high.

Materials: Not specified.

Ancillary development, e.g. parking: The rear lane serving Pontygwindy Road and fronting the site is to be improved and maintained at a width of 4.8m and a 2m footway is to be provided to the front of the site.

#### PLANNING HISTORY 2005 TO PRESENT

18/0255/OUT - Demolish existing buildings and erect residential development with associated works and seek approval of access - Granted - 14.09.2018.

#### POLICY

Local Development Plan: Within settlement limits.

#### Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

National Policy: Paragraph 3.9 –

The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

Paragraph 3.16 –

Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence. In the event of an appeal, in these circumstances, the Planning Inspectorate will need to examine the issues in detail and consider if the proposal meets the objectives of good design including the relationship between the site and its surroundings.

National Planning Guidance contained in Technical Advice Note 12 - Design.

#### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? No.

#### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

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### CONSULTATION

CADW - No objection.

Head Of Public Protection - No objection.

CCBC Housing Enabling Officer - No objection.

Dwr Cymru - Provide advice to be conveyed to the developer.

Landscape Architect - No objection.

Senior Engineer (Land Drainage) - No objection.

### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

Summary of observations: None.

### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?  
None.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

Is this development Community Infrastructure Levy liable? Yes, the site is within the Higher Viability area where CIL is charged at £40 per square metre plus indexation.

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## ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application site is located within settlement limits, in a mainly residential area and outline planning consent has already been granted and as such the principle of the development is acceptable and established. This application seeks approval of the appearance, landscaping, layout and scale of the development and in that regard the impact of the proposal on the residential and visual amenity of the area are central to the determination of the application.

With regard to the appearance and scale of the dwellings it is accepted that they are large dwellings but it is not felt that they are out of keeping with the character of the area, which has an eclectic mix of house styles. Indeed there is a large detached dwelling immediately to the south of Plot 6 and this sets a precedent for the proposals. The dwellings include architectural features and detailing that give the properties interest and they would not be overbearing or overshadowing on adjacent dwellings. In that regard it is considered that the appearance and scale of the dwellings are acceptable in planning terms.

In respect of layout it is noted that the proposed dwellings would not have a detrimental impact on the amenity or privacy of the neighbouring dwellings and they are set back sufficiently within the site to accommodate adequate parking and amenity space. The proposal is therefore considered to be acceptable in this regard.

Finally in terms of landscaping it is noted that no details have been submitted save to show that the front and rear gardens will be lawned. However, it is not felt that this would be unacceptable in planning terms and it is possible to attach a condition to this consent requiring the submission of details. It is considered that the proposal is acceptable in this regard.

Comments from Consultees: No objections raised.

Comments from public: None.

Other material considerations: Matters such as drainage, contamination and ecology are covered by conditions attached to the outline planning consent and as such do not need to be addressed here.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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Living Decision Document:

Details in respect of condition 01 have been agreed by consent 19/1025/RM dated 19<sup>th</sup> March 2020 granted by Caerphilly County Borough Council.

Details in respect of condition 02 have been agreed by consent 19/1025/RM dated 19<sup>th</sup> March 2020 granted by Caerphilly County Borough Council.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan, PL01 Rev A, PL02, PL03, PL04, PL05, PL06, PL07 and PL08.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.  
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied.

REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 06) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

