

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0178/OUT 04.04.2016	Inca Block Mrs P Evans Sudbury Road Bradfield Combust Bury St Edmunds Suffolk	Erect a detached dwelling and garage Land At Tabor Road Maesycwmmer Hengoed

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is situated on the western side of Tabor Road, opposite the junction with Jenkin Street and to the rear of 68 and 69 Main Road, Llanbradach.

Site description: The site is located within a predominantly residential area within the settlement limits of Maesycwmmer. It is situated opposite the junction of Jenkin Street with Tabor Road. A single storey garage building is located to the south of the site and the rear garden of 67 Main Road, Maesycwmmer abuts the northern boundary of the site. The rear garden of a commercial premises at 68 Main Road and a residential property at 69 Main Road abut the rear boundary of the site.

The site comprises a large blockwork garage with tin sheeting lean-to extension to the front. The boundary of the site is made up of a mix of tin sheeting, blockwork wall and wooden boards and panels. The site is generally in a state of poor amenity.

The topography of the site is such that it slopes from Tabor Road to meet the rear gardens of the properties at 68 and 69 Main Road.

Development: Outline planning consent is sought in respect of residential development with matters in respect of access, appearance, layout, landscaping and scale reserved for future consideration.

Dimensions: The site has a frontage with Tabor Road of approximately 10 metres and a maximum depth of 15 metres. The minimum dimensions of the dwelling are proposed to be 5.5m by 6.5m by 6.8m high whilst the maximum dimensions are 6.0m by 7.5m by 7.3m high.

Materials: Not applicable.

Ancillary development, e.g. parking: The indicative site layout shows the provision of a garage with two parking spaces and turning facilities within the site.

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PLANNING HISTORY 2005 TO PRESENT

07/1138/OUT - Erect residential development - Granted 15.11.07.

15/0684/OUT - Erect a two bedroom dwelling with car parking space - Refused 12.11.15.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern connections Corridor, SP6 - Place making, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations highways, CW15 - General locational constraints, supplementary planning guidance contained in LDP 6 - Building Better Places to Live, LDP5 - Parking Standards, LDP7 - Householder Developments.

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

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this planning application.

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CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Cadw - No objection.

Head Of Public Protection - No objection subject to a condition controlling the importation of soils onto the site.

Senior Engineer (Land Drainage) - No objection subject to the submission of a drainage scheme.

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

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? No. CIL would be calculated at the reserved matters stage.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main issues to be considered in the determination of this planning application are considered to be in terms of the compatibility of the proposed residential use with surrounding land uses, amenity and highway considerations.

Given that the site subject of this application is included within the settlement boundary for Maesycwmmmer as identified in the LDP, it is considered that in policy terms the development of the site would be consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate new development within the existing settlement. Also outline planning consent has previously been granted in respect of the residential development of the site in 2007 but that consent has expired.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design consideration: Highways) of the LDP.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land.

The proposed development site is located within a predominantly residential area within the settlement area of Maesycwmmmer and offers the opportunity to provide housing, which will be close to residential areas and local facilities. This is an outline application with all matters reserved for subsequent consideration. As with any outline planning application for development there is a requirement to provide an increased level of detail to be submitted. An indicative site layout has been proposed, which identifies one dwelling to be constructed with vehicular access obtained via the existing adopted highway, off Tabor road and in this respect it is considered the development fits into the existing pattern of development evident in this street. Parking is proposed by the provision of off-street parking spaces within the site.

Policy CW2 sets out criteria relating to amenity. It is considered that the proposed residential development is compatible with surrounding land uses and no harm would be caused to the character or appearance of the surrounding area. The amenity of the occupants of neighbouring residential properties would not be adversely affected by the development.

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Policy CW3 of the LDP considered highway matters and in this respect the Transportation Engineering Manager has raised no objection to the development. Whilst a previous application on this site was refused on parking and visibility grounds, the submitted plans indicate that the site can be developed adequately in this regard.

Comments from consultees: No objections raised. The conditions required by the Council's Ecologist and Head of Public Protection are not considered to be necessary at the outline stage but can be attached to any subsequent reserved matters consent.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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- 05) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) The boundary wall fronting onto Tabor Road shall be restricted in height to that not exceeding 900mm to ensure optimum visibility can be provided for the driveway.
REASON: In the interests of highway safety.
- 07) Off street parking provision shall accord with the requirements of Supplementary Planning Guidance LDP5 Car Parking Standards.
REASON: In the interests of highway safety.
- 08) A suitable turning facility shall be provided within the curtilage of the site to ensure vehicles can both enter and leave the property in a forward gear at all times.
REASON: In the interests of highway safety.
- 09) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the building hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the amenity of the area.
- 10) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: site location plan (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2 and CW3.

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Please find attached the comments of Council's Ecologist, Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water that are brought to the applicant's attention.

