

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0158/FULL 21.06.2016	Mr M Starr Acorn House 77 The Pastures Long Bennington Nottinghamshire NG23 5EG	Demolish existing bungalow and garage and construct four apartments Mapledene 10 Dan-y-coed Caerphilly CF83 1HU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Mapledene, 10 Dan-y-coed, Caerphilly.

Site description: The existing house is a detached residential bungalow with detached garage and associated garden land located towards the western end of Danycoed, a residential street in south east Caerphilly. The land is on the southern side of the street and to the east is the neighbouring bungalow Drywsnant number 9 Dan-y-coed. A small access lane bounds the western boundary with the rear gardens of properties fronting Princes Avenue located beyond. Dan-y-coed Road provides the northern site boundary and on the opposite side of the street are detached dwellings set back from the road with generous front amenity areas.

Development: Full planning permission is sought to demolish the existing bungalow and redevelop the site with a purpose built apartment building to provide three number, one bedroom apartments and one number, two bedroom apartment. The apartment building would be two storeys in height and at the eastern end would incorporate a vehicular access way to enable residents to park within a rear parking court. Four rear parking spaces are provided for the residents. There are also two additional visitor parking spaces located in front of the building which would be accessed directly from Dan-y-coed. The apartment building also includes a rear enclosed stairwell to provide access to the first floor apartments. Each apartment has an open plan kitchen/lounge area with separate bedroom and bathroom apart from the two bedroom apartment located on the first floor which has an additional bedroom.

The footprint of the apartment building at the eastern side is sited a similar distance away from Dan-y-coed Road (circa 2.4m) as the front building line of the existing bungalow. The design of the apartment building is such that it then angles away from Dan-y-coed Road and at its western end the front elevation of the apartment building is set back approximately 11m from Dan-y-coed Road with the visitor parking bays located in front of the principal elevation.

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Dimensions: The angled footprint of the apartment building has frontage of approximately 17m. The depth of the building ranges between 8m - 8.6m excluding the stairwell which has a footprint of 4.2m by 3.5m. The apartment building has an eaves height of 5.9m and a ridge height of approximately 8.3m.

Materials: Brick and rendered finish to the walling and concrete roof tiles.

Ancillary development, e.g. parking: Four rear parking spaces for the apartments and two visitor spaces. Bin storage area and cycle stands.

PLANNING HISTORY 2005 TO PRESENT

15/0677/FULL - Demolish existing bungalow and construct 6 residential apartments - Withdrawn 29.09.15.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough - Local Development Plan up to 2021 Adopted November 2010.

Site Allocation: The site lies within the defined settlement boundary.

Policies: SP3 (Development Strategy in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints), CW16 (Locational Constraints - Retailing).

Supplementary planning guidance contained in LDP5 - Car Parking standards, LDP6 - Building Better Places to Live.

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

Planning Policy Wales.

Paragraph 4.11.9 The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions.

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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? Low risk area, an informative note will be forwarded to the developer.

CONSULTATION

Transportation Engineering Manager - No objections subject to conditions related to highway matters.

Head Of Public Protection - No objections subject to conditions requiring a method statement for demolition; soil importation; dust suppression and noise mitigation.

Senior Engineer (Land Drainage) - Offers no objection but requests further information or a drainage condition be attached.

Dwr Cymru - No objections.

Countryside And Landscape Services - No objection, if minded to approve request that a condition be added requiring submission of a Landscaping scheme and a management plan.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 22 nearby properties.

Response: Four objections have been received.

Summary of observations:

- Insufficient parking provision for the development which could lead to further traffic and parking problems within Dan-y-coed and the surrounding streets where on-street parking is already an issue, sometimes preventing access to existing driveways and hampers delivery vehicles/waste collection.

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- Subdivision of terrace dwellings within the area to flats have increased parking requirements.
- Development is too far from Caerphilly town in sustainability terms to be taken account in terms of parking. Nobody will ever park in town and walk here that is simply unrealistic.
- Proposed development offers little or no amenity space.
- Development is out of character with the area, is overbearing and out of scale. The immediate area surrounding Dan-y-coed consists of single residential dwellings not purpose built multi occupancy apartment buildings.
- Loss of Privacy.
- Height of the apartment block will be higher than the existing neighbouring bungalow roof and would include a wall of windows overlooking the rear property affecting privacy.
- Increase in noise, traffic and lighting. Dan-y-coed currently has 10 houses in the cul-de-sac a mixture of detached bungalows and houses. This development will increase the number of residences by 40 per cent.
- Local Wildlife will be affected by the demolition of the bungalow and construction of the apartment block.
- Insufficient play facilities in the surrounding area and as a no through road, parents use Dan-y-coed to bring children to learn to ride their bikes which would be more dangerous, particularly during the construction period.
- The development will block light and views to existing houses.
- Noise, dust and other pollution while the construction works are carried.
- No precedent or need for the development and if approved would set a precedent for further development.
- Alternative would be to demolish bungalow and rebuild a larger house.
- Two residences in Dan-y-coed have previously applied for planning permission to erect dwellings on their land and have been refused.
- How will the Council take steps to ensure that the contractors manage the general safety of local residents if this development is approved?
- The site plan does not show a neighbouring property.
- Is the lane being narrowed?

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?

It is not considered that crime and disorder will be materially affected by the development.

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EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? A survey was carried out and no evidence of protected species was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes.

ANALYSIS

Policies:

The main issues to be considered in the determination of this planning application are the compatibility of the residential use with neighbouring land uses, the effect of the development upon the character and amenity of the surrounding area, impact on neighbour amenity and highway safety.

The application site is included within the settlement boundary for Caerphilly as identified in the Local Development Plan (LDP), it is considered that in policy terms the development of this 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.

The proposed development would introduce an apartment building into a street with a predominately low density residential character comprising a mixture of detached houses and bungalows. Higher density terraced dwellings are present in the surrounding streets. It is considered that in principle, the introduction of an apartment building must be assessed on how it would relate to the area in terms of the site specific circumstances such as the site size, the development design, including the massing of the development, the character of the surrounding properties and the development's impact on street scene.

The significant length of the proposed apartment block at approximately 17m would span across the majority of the site frontage providing a greater massing than other properties on the street. It is acknowledged that the angled design of the principal elevation means it steps away from Dan-y-coed Road, reducing the visual impact of the development at the western end of the site. Notwithstanding this aspect the building would have a substantial width and mass to its principal elevation with a significantly wider frontage and higher eaves and ridge than the adjacent bungalow within the existing street scene of detached houses and bungalows found within Dan-y-coed. The apartment building proposed would be approximately 1 metre higher in ridge height than the neighbouring bungalow, Drywsnant.

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The house located on the other side of Drywsnant has a ridge height of a similar height to the proposed development but is a single dwelling of significantly less mass. It is considered that the development on a site of limited width and by reason of its scale and massing, in particular the width and height of the apartment building's principal elevation, would appear out of keeping with the other properties within Dan-y-coed. The apartment building would represent an over dominant, cramped form of development, out of keeping with the general pattern of development and thereby harming the character of the area.

In terms of the impact of the development on neighbour amenity the apartment building at its western end would be located approximately 4 metres away from the rear amenity areas of properties fronting Princes Avenue. There is an intervening access lane between the application site and the amenity areas of properties in Princes Avenue and the orientation of the apartment building is such that no direct overlooking would occur at unacceptable distances, although oblique views would be possible. It is considered on balance that the development would not have an unacceptable impact on the amenity enjoyed by properties on Princes Avenue. It is also considered that acceptable separation distances would be achieved to those properties on the northern side of Dan-y-coed.

The existing bungalow on the application site is located approximately 5.3m away from the eastern boundary with the neighbouring bungalow, Drywsnant, 9 Dan-y-coed. The roof form of the existing bungalow on the application site is hipped which further reduces the massing to the boundary with Drywsnant. The proposed apartment building in contrast would have its eastern gable end elevation within 1 metre of the boundary with Drywsnant and would have an eaves height of approximately 6m and a ridge height of 8.3m. Drywsnant has fenestration on its eastern side elevation, which at ground floor is covered by a car port formed of a solid side wall with timber clad insert panels (which allow some light through) and a polycarbonate style roof which provides light through it to the downstairs non habitable windows. Planning permission was granted to alter the roof form and convert and introduce bedrooms within the loft space. A window on the upper portion of the west facing elevation of Drywsnant serves one of the bedrooms in combination with a window on the rear elevation. This side window would look directly out at the proposed side elevation of the apartment block with a limited separation distance (circa 4m). It is considered that due to the massing and proximity to the boundary, the new apartment building which has a ridge height just over 1 metre higher than Drywsnant, would have an overbearing effect and have a significant detrimental impact on daylight and outlook from the bedroom window and to the ground floor fenestration leading to unacceptable reduction in the amenity.

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It is considered that the development proposed would be out of keeping with the general pattern of development in the area and would have an unacceptable overbearing impact and result in a significant reduction in light and outlook from fenestration on the western side elevation presently enjoyed by the occupier of the adjacent property, Drywsnant, 9 Dan-y-coed. It is recommended for refusal accordingly.

Comments from Consultees:

Consultees have indicated that Highway, Land Drainage and Environmental Health matters can be addressed via planning conditions.

Comments from public:

- Insufficient parking provision for the development which could lead to further traffic and parking problems within Dan-y-coed and the surrounding streets which is already an issue. The Transportation Engineering Manager has considered the proposed development, the site circumstance including the local highway network and has offered no objections to the development and the level of parking proposed, it would provide on-site parking and a turning facility within the rear court allowing for vehicles using the designated spaces to exit the site in a forward gear.
- Residents within Princes Avenue already park in Dan-y-coed because they do not have sufficient space.
As above
- Subdivision of terrace dwellings within the area to flats have increased parking requirements
As above
- Width of Dan-y-coed Road is narrow and on street parking causes access to existing driveways difficult and sometimes impossible.
As above
- Future problems for larger delivery vehicles and/or Council's Waste collection vehicles if on street parking increases following development.
As above
- Development is too far from Caerphilly town in sustainability terms to be taken account in terms of parking. Nobody will ever park in town and walk here that is simply unrealistic. The site lies within 500m of Caerphilly town centre and train station and the development also provides a cycle stand area and therefore the authors comments on sustainability of the site are not therefore shared by the LPA.

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- Proposed development offers little or no amenity space.
The development would provide a substantial communal garden area at the rear of the plot and therefore concern is not substantiated.
- Development is out of character with the area, this concern is supported in the above reasoning.
- Development is overbearing.
The impact on the nearest neighbouring property has been considered and forms part of the reason for refusal.
- Will not enhance the outlook from the neighbouring properties as supporting information suggests.
The impact on the nearest neighbouring property has been considered and forms part of the reason for refusal.
- Too large a development not in keeping with the existing properties
The scale of the development forms part of the reason for refusal.
- Loss of Privacy.
It is considered that the orientation of the apartment block is such that it has avoided introducing direct overlooking at unacceptable distances.
- The immediate area surrounding Dan-y-coed consists of single residential dwellings not purpose built multi occupancy apartment buildings the development would alter the makeup and fabric of the surrounding area and would result in a loss of character. This concern is addressed in the above analysis.
- Height of the apartment block will be higher than the existing bungalow roof and would include a wall of windows overlooking the rear of our property affecting our privacy
It is considered that the orientation of the apartment block is such that it has avoided introducing direct overlooking at unacceptable distances.
- Increase in noise, traffic and lighting from the multi occupancy building
It is considered that there would not be an unacceptable impact in terms of the development and suitable conditions could control aspects that the LPA deemed appropriate.
- Light pollution from the development.
This aspect of the development could be controlled thorough a lighting scheme or other legislation.

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- Local Wildlife will be affected by the demolition of the bungalow and construction of the apartment block.
The submitted bat surveys indicated that bats were not present in the building and it is considered that mitigation measures could enable the development to have an acceptable impact on local wildlife.
- Dan-y-coed and the surrounding area is a quiet and gentile area.
This is the author's opinion but does not preclude acceptable development.
- Insufficient play facilities in the surrounding area and as a no through road, parents use Dan-y-coed to bring children to learn to ride their bikes which would be more dangerous, particularly during the construction period.
The construction phase could be managed and general safety precautions for highway users.
- The development will block light and views to existing houses.
The impact on the nearest neighbouring property has been considered and forms part of the reason for refusal.
- Noise, dust and other pollution while the construction works are carried out and problems with construction traffic.
It is considered that suitable construction management and site operating requirements could mitigate these concerns.
- No precedent or need for the development and if approved would set a precedent for further development.
The application has been considered on its planning merits.
- Suggests alternative would be to demolish bungalow and rebuild a larger house.
It is not a matter for the Local Planning Authority to comment on alternative proposals. Each application must be considered on its individual merit.
- Two residences in Dan-y-coed have previously applied for planning permission to erect dwellings on their land and have been refused.
It is unclear which applications are being referred to but the current application has been considered on its planning merits.
- How will the Council take steps to ensure that the contractors manage the general safety of local residents if this development is approved?
Were the development deemed acceptable planning conditions could address certain aspects of the development in relation to the construction period and the developers would be required to comply with relevant health and safety legislation.

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- The site plan does not show a neighbour's property.
The submitted application details were considered adequate to assess the proposal and the impact on the surrounding properties.
- Is the lane being narrowed?
The development does not appear to impact on the lane.

Other material considerations: It is noted that the submitted Bat Survey and Tree Report have indicated that following flight surveys no evidence of Bats using the bungalow to be demolished was found. The tree report has indicated that those trees required to be removed to facilitate development are of relatively poor quality (grade C) and that were the development acceptable in other respects the imposition of conditions requiring Landscaping details would provide opportunity for suitable mitigation.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The development by reason of its siting and scale, in particular its close proximity to the boundary would have an unacceptable overbearing impact and result in a significant reduction in light and outlook from fenestration on the western side elevation presently enjoyed by the occupier of the adjacent property, Drywsnant, 9 Dan-y-coed contrary to criterion A of Policy CW2 (Amenity) of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.
 - 02) The development by reason of its scale and design on a site of limited width would constitute an over dominant and cramped form of development out of keeping with the general pattern and character of the area unacceptably detracting from its attractive qualities and distinctiveness contrary to Criterion B of Policy SP6 (Placemaking) of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.
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