

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0741/RM 21.09.2017	Mr G Elliot 26 Warren Drive Caerphilly CF83 1HQ	Seek approval of reserved matters regarding access, appearance, landscaping, layout and scale of planning consent 16/0622/OUT to construct a pair of semi-detached 2 bed dwellings with on-site parking facilities Land To The Rear Of 20 Church Street Bedwas Caerphilly CF83 8EB

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application property is located on the junction of Church Street with East Avenue.

Site description: The application site is the rear garden of the corner property at 20 Church Street. The property has a long flat rear garden enclosed by a stone wall and with gates serving an existing parking space. There is also a detached garage at the eastern end of the garden. The application site is situated within a mixed use area with retail along Church Street and largely domestic along East Avenue.

Development: The application seeks reserved matters consent for the erection of a pair of semi detached dwellings with associated car parking. The proposal is to erect two two-bedroom properties with kitchen/diners, lounges and toilets on the ground floor and two bedrooms and a bathroom on the first floor. The dwellings will be two storeys with apex roofs and canopies over the front doors.

Dimensions: The dwellings each measure 5.4m wide by 6.6m deep by 7.3m high.

Materials: Not specified.

Ancillary development, e.g. parking: One parking space is proposed per dwelling.

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PLANNING HISTORY 2005 TO PRESENT

06/0674/FULL - Change the use from Class A1 to Class A3 - Refused - 08.03.2007.

16/0622/OUT - Construct a pair of semi-detached 2 bed dwellings with on-site parking facilities - Granted - 13.10.2016.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development Strategy in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP14 (Total Housing Requirement), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints).

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 4.11.9 of Planning Policy Wales states: - "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."

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

Head Of Public Protection - No objection.

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

Transportation Engineering Manager - No objection subject to a condition concerning the provision of parking.

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

Countryside And Landscape Services - No objection.

Bedwas, Trethomas & Machen Community Council - Raise concerns in respect of parking and privacy.

CADW - No objection.

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations: The objector is concerned with regard to the boundary wall between his property and the application site.

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? No.

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Is this development Community Infrastructure Levy liable? Yes. Based on a floor area of 58.8 square metres per dwelling at a rate of £40 per square metre a CIL amount of £4704 is payable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. Outline planning consent has been granted for the development of this site and as such the principle of the development is established. This application seeks approval of the reserved matters of access, appearance, landscaping, layout and scale and provides detailed plans of the two dwellings together with a site layout plan.

The proposed dwellings are two storey properties with apex roofs and as such they are in keeping with the character of the other dwellings in the area. They are of a similar height to the surrounding properties and as such the scale and appearance of the development is considered to be acceptable.

Access to the site will be derived off two new separate accesses off East Avenue with one parking space being provided for each dwelling. This access is considered to be acceptable in planning terms.

The submitted layout shows adequate space to accommodate the dwellings and an area of amenity space and as stated above one parking space is provided per dwelling. Whilst two parking spaces would normally be required for a two bed dwelling, SPG LDP5 allows for a reduction in the number of spaces required in sustainable locations. As this site is located immediately adjacent to the centre of Bedwas with all of the facilities provided there (Doctor's surgery, Chemist, Convenience Store) the property is in a highly sustainable location and as such a reduced number of parking spaces is considered to be acceptable in this instance.

With regard to privacy it should be noted that the only windows on the side elevations of the dwellings will be landing windows which are not considered to be habitable rooms. With regard to the windows in the front and rear elevations, these do not face directly onto habitable room windows and as such it is not considered that the proposal would lead to an unacceptable loss of privacy to neighbouring dwellings.

Comments from Consultees: No objections raised.

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Comments from public: With regard to the concern raised by the neighbour in respect of the existing boundary wall between the two properties it should be noted that there will be no change to this wall. Any damage to the wall or removal outside of this application would be a private matter between the two parties.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of conditions.

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.

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: 1729/1, 1729/21729/3 and 1729/4.
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, in electronic or printed format 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.
- 03) The development shall not be occupied 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.

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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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.

