

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0021/RET 21.01.2019	Mr D Walker Nantygledyr 231 Bedwas Road Caerphilly CF83 3AR	Retain and complete the sub-division of one dwelling to create two dwellings Nantygledyr 231 Bedwas Road Caerphilly CF83 3AR

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Bedwas Road.

Site description: The application site comprises of a large detached bungalow within a large site. The bungalow is largely a long rectangular shape with a projecting gable on the left hand side of the front elevation and an extension on the right hand side at the rear. It contains five bedrooms and is finished in render with a tiled roof. The property is located in a residential area and there is an adopted lane that gives access to the side and rear of the dwelling. It has large front and rear gardens with parking accessed via a driveway on the northern side of the dwelling.

Development: This application seeks full planning consent to convert the bungalow into two separate dwellings. It is proposed to split the bungalow approximately two thirds of the way along its width and to create two number two bedroom bungalows. The only alteration to the external appearance of the building would be the change of a window on the right hand side of the front elevation to a new entrance doorway for one of the dwellings.

Dimensions: Not applicable.

Materials: Not applicable.

Ancillary development, e.g. parking: Off street parking for two vehicles is to be provided to the front of the right hand bungalow for that property with access via the adopted lane to the side. Parking for the left hand bungalow is already provided on site.

PLANNING HISTORY 2005 TO PRESENT

None.

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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).

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.

Technical Advice Notes 12 - Design and 15 - Development and Flood Risk.

ENVIRONMENTAL IMPACT ASSESSMENT

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

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Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not applicable.

CONSULTATION

Natural Resources Wales - Raise significant concerns as the site is within Zone C2 and a Flooding Consequences Assessment has not been submitted to demonstrate that the consequences of flooding can be managed for the lifetime of the development. However, they have also advised that after a change of internal policy they would no longer object to such an application if they were to be re-consulted.

Head Of Public Protection - No objection.

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

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

Ecologist - No objection subject to the provision of bird breeding boxes.

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: 1. Inadequate access off the side lane.

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?

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application seeks full planning consent for the conversion of an existing bungalow within the defined settlement limits into two separate dwellings and as such the principle of the development is considered to be acceptable in accordance with Policy SP3 of the LDP.

Adequate access and parking can be provided for the development and there would be no impact on the amenity of neighbouring dwellings. As such the proposal complies with Policies CW2 and CW3 of the LDP.

However, the application site is within Zone C2 as identified in the Development Advice Maps attached to Technical Advice Note (TAN) 15 - Development and flooding. Section 6 of TAN15 requires the LPA to determine whether the development at this location is justified and sets out the justification criteria:-

- i. Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; or,
 - ii Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- and,
- iii It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
 - iv The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

Notwithstanding the above, Natural Resources Wales have confirmed via correspondence received on 3rd July 2019 that were they to be consulted on this application today they would raise no objection given that the application seeks to convert an existing dwelling into two with no additional buildings being erected. In that regard it is considered that the proposal is acceptable from a flood risk perspective.

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Comments from consultees: The concerns raised by Natural Resources Wales are considered above. With regard to the request from the Council's Ecologist for breeding bird provision it is considered that such a requirement would be unreasonable in this instance having regard for the scale of the development proposed. No other objections have been raised.

Comments from public: 1. The access to the site from the lane to the side has been carefully considered and the most recent plans submitted show adequate parking and vision splays to allow the site to be accessed safely. In that regard it is considered that the proposal is acceptable in planning terms.

Other material considerations: None.

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: Combined Site Location, Elevation and Floor Plan and Site Layout Plan received on 28th May 2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) 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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03) The proposed parking area shall be completed in materials which shall be submitted to and approved in writing by the Local Planning Authority and shall be designed so as to comply with the following requirements:-

the hard surface must be:-

(i) porous or permeable; or

(ii) provided to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse; and

(iii) permanently maintained so that it continues to comply with requirements (i) and (ii).

REASON: In the interests of highway safety and in order to ensure compliance with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021.

04) Prior to the commencement of works on site a scheme of land and surface water drainage within the site 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 it relates is occupied.

REASON: To ensure the development is served by an appropriate means of drainage.

