

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0578/FULL 04.07.2019	Mr C Bunce Spring Cottage Beach Bristol BS30 6NP	Erect stepped-level detached dwelling with double garage and roof deck Land At Grid Ref 314703 To 200239 Upper North Road Bargoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on Upper North Road, Bargoed.

Site description: Vacant parcel of land in settlement boundary.

Development: Full planning permission is sought to erect a split-level detached dwelling on the land.

Dimensions: The proposed split-level dwelling has a footprint that measures 10.3 metres x 13.6 metres. The attached garage measures 6.4 metres x 6.4 metres. The west facing, front elevation has a maximum height of 4.1 metres to ridge level, and the east facing, rear elevation has a height of 8.0 metres to ridge level (given the split level design and sloping nature of the site).

Materials: A traditional palette of materials is proposed, i.e. facing brick, smooth painted render and roof slates.

Ancillary development, e.g. parking: The proposed dwelling will be served by a driveway and double garage. A roof terrace is proposed. The existing highway serving the site will be widened and a pedestrian footpath will be provided.

PLANNING HISTORY 2005 TO PRESENT

08/1247/FULL - Erect bungalow -Refused 01.10.2009.

18/0058/OUT - Erect 3 bedroom bungalow - Granted 17.04.2018.

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POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is located within the settlement boundary.

Policies: Strategic Policies:

SP2 (Development Strategy in the Northern connections corridor), SP6 (Place making), SP10 (Conservation of Natural Heritage), SP21 (Parking Standards).

Countywide Policies:

SP6 (Place Making), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design considerations: Highways), CW15 (General locational constraints).

Supplementary planning guidance contained in LDP5 -Parking Standards; LDP6 - Building better places to live.

NATIONAL POLICY Planning Policy Wales 10th Edition (December 2018) and TAN12 (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? No.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Provides advice to the developer regarding land drainage requirements and the requirement for SAB approval.

Dwr Cymru - Provides advice to the developer.

Ecologist - No objection subject to conditions.

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Rights Of Way Officer - No objection based on the applicant submitting an updated site plan (23.07.2019) to ensure the existing right of way along the eastern boundary of the site is not impacted by the proposed development.

ADVERTISEMENT

Extent of advertisement: Five neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: Five objections have been received.

Summary of observations:

1. Previous permissions have been for bungalows;
2. Dangerous access;
3. Existing access incapable of accommodating construction vehicles;
4. Ecology impact/loss of habitat;
5. Proposed dwelling out of keeping with surrounding area;
6. 'Outsiders' shouldn't be allowed to build big houses here;
7. Loss of privacy from raised terrace area;
8. Loss of view.

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? Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No, but Conditions will be attached to any permission in the interests of biodiversity.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential development is CIL liable. However the application site is located in the Lower Viability CIL zone where the chargeable amount is £0 per square metre.

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ANALYSIS

Policies: The current application site is located entirely within the settlement boundary and therefore the principle of development is acceptable subject to material planning considerations. The application site also benefits from extant Outline planning permission to 'Erect 3 bedroom bungalow' (Planning Ref: 18/0058/OUT). In this case the main issues are:

1. Access and highway safety;
2. Ecological impact;
3. Design, massing and visual impact on the wider area;
4. Impact on nearby residential amenity, i.e. privacy, overshadowing, etc.;
5. Extant planning permission and 'fallback' position.

Access and highway safety

In response to the consultation, the Highways Department raise no objection to the proposal subject to conditions. One of these conditions includes improving Upper North Road by way of widening and pedestrian footpath provision. This represents significant planning gain in terms of highway and pedestrian safety. On this basis it is considered that the proposed dwelling is acceptable from a highway safety perspective.

Ecological impact

In response to the consultation, the Council's Ecologist has raised no objection to the proposed development subject to conditions relating to reptile and nesting bird mitigation, and bird and bat enhancement measures. These matters will be controlled by way of condition.

Design, massing and visual impact on the wider area

In terms of the potential impact of the proposed dwelling on the visual amenity of the surrounding area it is considered that the proposed split level dwelling has been carefully designed to sensitively integrate with the context of the surrounding area whilst also optimising the sloping topography of the site. Given the context of the surrounding area, i.e. a mixture of two storey properties and bungalows, the form of the dwelling is considered to be acceptable and represents an efficient use of land.

Given the relatively prominent location of the site, a contemporary design is an appropriate form of development. The proposed dwelling will incorporate painted render and face brickwork walls and a slate roof that will integrate with the surrounding area. A large roof terrace is also proposed thereby introducing a contemporary element which will be positive from a visual amenity perspective.

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Based on the above, the development is considered to be acceptable in design and visual impact terms.

Impact on nearby residential amenity

The nearest properties to the west of the proposed dwelling are 1-8 Llancayo Park. These dwellings are located at least 25 metres away from the proposed dwelling and at a higher level. Therefore, given the low ridge level of the proposed dwelling when viewed from the west, i.e. 4.1 metres, the dwelling will not have an unacceptable impact on these properties. The bungalow known as Ty-ar-y-Mynydd is located 17 metres to the south of the proposed dwelling. On the basis of potential overlooking impact, amended plans have been submitted indicating that the south facing lounge window of the proposed dwelling will be obscurely glazed, and a privacy screen will be installed along the southern boundary of the proposed roof terrace to ensure the privacy of this nearby property is protected at all times. On this basis the proposal is considered to be acceptable from a residential amenity perspective.

Extant planning permission and 'fallback' position

In April 2018 Outline planning permission was granted on the application site for a detached bungalow. As part of this application (as with all outline planning applications for residential development) the agent specified the maximum dimensions of the proposed dwelling to be a footprint measuring 14 metres x 14 metres, and a maximum ridge level of 6.5 metres. As the current proposal indicates a ridge level in excess of 6.5 metres (due to the sloping topography of the site), the applicant was unable to submit a reserved matters application for the proposed development, hence the Full planning application currently being considered. However it is important to note that an extant planning permission is on the site and if the applicant were to reposition and redesign the proposal in accordance with the parameters agreed at Outline planning permission stage the resultant dwelling could have a more significant impact on visual and residential amenity than the dwelling proposed.

Comments from consultees: No objection subject to Conditions and advice.

Comments from public:

1. Previous permissions have been for bungalows - The current application is being assessed on its own individual merits.
2. Dangerous access - No objection has been raised by the Transportation Engineering Manager subject to conditions including the improvement of this access.

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3. Existing access incapable of accommodating construction vehicles - No objection has been raised by the Transportation Engineering Manager on this basis.

4. Ecology impact/loss of habitat - The Council's Ecologist raises no objection to the proposed development subject to conditions.

5. Proposed dwelling out of keeping with surrounding area - This issue has been addressed above. It is considered that the proposed dwelling is acceptable based on the context of the surrounding area, and the materials proposed.

6. 'Outsiders' shouldn't be allowed to build big houses here - This is not a planning consideration.

7. Loss of privacy from raised terrace area - Details have been submitted showing a privacy screen that will ensure the privacy of relevant neighbours is protected.

8. Loss of view - This is not a material planning consideration.

Other material considerations:

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 hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No. 1820.PL04B - SW and NE Elevations, received 22.10.2019;
Drawing No. 1820.PL03B - SE and NW Elevations, received 22.10.2019;
Drawing No. 1820.PL01C - Site Plan and Section, received 22.10.2019;
Details of privacy screen, received 22.10.2019;
Amended Site Location Plan, received 23.07.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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.
- 04) No works shall commence onsite until Upper North Road has been improved in accordance with details to be firstly agreed in writing with the Local Planning Authority. Such details shall include the extension of pedestrian facilities, widening of the carriageway to 4.8m, and appropriate signage to identify the public right of way.
REASON: In the interests of the highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) The building shall not be occupied until the area indicated for the parking and turning of vehicles has been laid out in accordance with the submitted plans to the written satisfaction of the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking and turning of vehicles.
REASON: In the interests of the highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The proposed parking and turning area shall have a maximum gradient not exceeding 12.5% (1 in 8).
REASON: In the interests of the highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Rainwater run-off shall not discharge into the highway surface-water drainage system.
REASON: In the interests of the highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 08) The proposed means of access shall be laid-out, constructed and maintained thereafter with vision splays of 2.4m x 3.3m. No obstruction or planting when mature exceeding 0.9m in height shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of the highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding bird season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 10) No development or site/vegetation clearance shall take place until a detailed Reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority along with any translocation or mitigation measures. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected in accordance with Policy SP10 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.

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water.

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Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

