

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0607/FULL 08.09.2014	Risca Property Developments Limited 10 Cader Idris Close Risca Newport NP11 6RP	Erect two detached houses, access road and turning head Land Adjacent To 24 The Glade Wyllie Blackwood

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at the southern end of The Glade, Wyllie.

Site description: Vacant plot within residential development.

Development: It is proposed to erect two three-storey detached town houses and alter the turning head at the southern extent of the site. At present, the turning head for the estate is located on the site, but that would be relocated at the southern end of the estate.

Dimensions: Each proposed dwelling measures 6.5 metres in width, 7.8 metres in depth, with a height of 10.3 metres to ridge level. The road would be 5.5m wide with a 2m footway on one side.

Materials: Face brickwork and render walls and concrete roof tiles.

Ancillary development, e.g. parking: 3 off-street parking spaces are provided per dwelling within the curtilage of each property.

PLANNING HISTORY

P/98/0655 Erect residential housing development - Withdrawn 25/09/1998.

P/99/0349 Erect residential development - Granted 26/08/1999.

P/02/0955 Renew Outline Planning Permission P/99/0349 - Granted 25/10/2002.

P/03/1223 Erect eight houses and garages - Granted 24/02/2004.

P/04/0167 Erect six dwellings - Withdrawn 05/07/2004.

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P/04/1298 Erect two No. four bedroom detached dwellings - Granted 08/10/2004.

P/05/0089 Erect detached dwelling - Withdrawn 07/03/2005.

09/0908/FULL Alter site road and turning area - Granted 30/04/2010.

10/0276/FULL Erect house type 2A.- Granted 09/06/2010.

10/0539/FULL Erect house type 3B - Granted 01/10/2010.

11/0389/FULL Construct private drive and turning head alterations - Granted 12/07/2011.

12/0490/FULL Erect two coach house style flats with garages - Refused 24/08/2012.

12/0678/RET Retain boundary wall and revised dormer - Granted 09/11/2012.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

Policies: SP6 (place making), CW2 (amenity), and CW3 (design considerations - highways).

NATIONAL POLICY Planning Policy Wales and 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? The application site is located in an area of low risk and therefore coal mining legacy issues are not considered to be an issue for this application. If any issues were to arise they would be controlled by way of the Building Regulations.

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CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection – Has no objection subject to conditions concerning contamination and soil importation.

Senior Engineer (Land Drainage) – Has no objection subject to conditions concerning land drainage.

Dwr Cymru – Has no objection subject to conditions concerning sewerage.

ADVERTISEMENT

Extent of advertisement: Three neighbouring properties were consulted and a site notice displayed near the application site.

Response: 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? 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.

Is this development Community Infrastructure Levy liable? Yes. New residential floorspace at a rate of £25 per sq. metre giving a total of £6,150.00

ANALYSIS

Policies: The proposed dwellings are located within the Settlement Boundary and therefore the presumption is in favour of development providing material planning considerations do not indicate otherwise. It is considered that the proposed dwellings have been sited appropriately within the plot to respect the existing streetscene, as the front elevations are stepped to follow the line of the existing highway as well as the front elevation of Plot 24 that adjoins the site to the north.

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In terms of the levels of the proposed dwellings, although the proposed ridge level is 1.6 metres higher than Plot 24 that adjoins the site to the north, the ground level of the application plot is 0.9 metres higher than that of Plot 24, and therefore it is not considered that the proposed dwellings are inappropriate in terms of their overall height.

Given the proposed siting of the dwellings they will not result in an unacceptable overbearing impact on the existing properties to the north and south of the application site, and there will be no loss of privacy as a result of the development subject to condition. The proposed materials for the external finishes of the properties respects the character for the existing streetscene, and three off-street car parking spaces per dwelling in accordance with the adopted car parking guidelines. In conclusion it is considered that the proposed dwellings will integrate with the existing streetscene, and will not detract from the residential amenity of neighbouring properties, and therefore the proposal is recommended for approval subject to conditions.

Permission was refused for a flat over a garage on part of this site in 2012, and that decision was upheld on appeal. The current proposal is for a larger site and the objections to that scheme based on the cramped nature of the site have now been overcome.

The Transportation Engineering Manager raises no objection to the amended turning head at the southern extent of the development subject to conditions. The turning is outside the settlement boundary as defined in the adopted Local Development Plan, but it would not be reasonable to object to the scheme on that ground. The land rises beyond the turning head and so the impact of the development on the countryside to the south is very limited. A landscaping scheme would further reduce the impact of the proposal.

Comments from consultees: No objection subject to conditions.

Comments from public: None.

Other material considerations: A reconsultation of neighbours has taken place in respect of the relocated turning head which expires on 7 November. The decision notice should not be issued until then.

RECOMMENDATION that Permission be GRANTED

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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.
- 02) 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.
- 03) 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.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the first floor ensuite window facing south shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 05) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the buildings 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 visual amenity of the area.
- 06) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

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- 07) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 08) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 09) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the occupation of the approved dwellings.
REASON: In the interests of the visual amenities of the area.
- 10) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety.
- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.

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- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
REASON: In the interests of highway safety.
- 13) 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.
- 14) Rain water run-off shall not discharge onto the estate road or into the highway surface water drainage system.
REASON: In the interests of highway safety.
- 15) Prior to their first use the proposed parking areas shall be completed in materials as agreed in writing with the Local Planning Authority, to ensure loose stones or mud are not carried on to the public highway.
REASON: In the interests of highway safety.
- 16) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Proposed Road & Drainage Layout received on 8th September 2014, and Proposals, Job No. 14/608 received on 2nd October 2014.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 17) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.

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- 18) This permission does not grant any consent for the removal of any part of the rock face at the western side of the site.
REASON: For the avoidance of doubt as to the extent of this consent and in the interests of residential amenity.
- 19) Prior to the commencement of work on site a timetable for the provision of the highway and turning head shall be submitted to and agreed in writing with the Local Planning Authority. The existing turning area that forms party of the application site subject of this consent shall not be removed until the replacement turning head has been provided to a standard to be agreed with the Local Planning Authority.
REASON: To ensure that the housing estate is served by satisfactory highway and turning facilities, and in the interests of highway safety.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, Head of Public Protection, Transportation Engineering Manager, Senior Engineer (Land Drainage) that are brought to the applicant's attention.

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: Policy CW2 and CW3.
