

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0201/RM 13.03.2017	How Refreshing Property Development Ltd Mr A Callen C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in regard to planning consent 13/0870/OUT to construct four two bed dwellings (terraced type) Land Adjacent To 135 Jubilee Road Elliot's Town New Tredegar

**APPLICATION TYPE:** Approval of Reserved Matters

#### SITE AND DEVELOPMENT

Location: The application site is located at the eastern end of Jubilee Road, Elliotstown, New Tredegar.

Site description: Vacant parcel of land within the Settlement Boundary.

Development: This is an application for approval of reserved matters in respect of access, appearance, landscaping, layout and scale, following the grant of outline approval in respect of the erection of a four terraced dwellings with associated ground and access works, planning approval reference 13/0870/OUT.

Dimensions: The proposed dwellings each measure 5.9 metres in width, 9.6 metres in depth, with a height of 8.0 metres to ridge level when viewed from Jubilee Road, and 11.3 metres to ridge level when viewed from the rear lane.

Materials: Roof: Artificial blue/black slate with blue clay ridges;  
External Walls: Rendered front facade, brickwork side and rear elevations;  
Windows/doors: Grey powder coated.  
Rainwater goods: Grey upvc.

Ancillary development, e.g. parking: Raised decking area to rear of all four properties. Each area of decking measures 5.9 metres in width, 4.0 metres in depth, with a deck height of 2.9 metres above ground level.

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### PLANNING HISTORY 2005 TO PRESENT

13/0870/OUT - Construct four, two-bedroom dwellings (terraced type) - Granted 19.03.14.

16/0952/FULL - Construct six dwellings - Refused 03.01.17.

17/0202/NCC - Vary condition 6 of planning consent 13/0870/OUT (Construct four, two-bedroom dwellings (terraced type) to extend the period of time for the submission of reserved matters - Not Yet Determined.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 within settlement boundaries.

Policies: SP1 (Development in the Heads of the Valleys Regeneration Area), SP6 (Place Making), SP21 (Parking Standards), CW2 (Amenity), CW3 (Design considerations - highways), CW5 (Protection of the Water Environment), CW15 (General locational constraints), and advice contained within supplementary planning guidance contained in LDP5 - Parking standards, LDP6 - building Better Places to Live.

#### NATIONAL POLICY

Planning Policy Wales, TAN 12 - Design, TAN 18 - Transport,

#### 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? Not an issue in respect of this planning application.

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Application No: 17/0201/RM Continued

### CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to condition.

Dwr Cymru - Makes no comments.

### ADVERTISEMENT

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

Response: One letter of objection was received signed by three properties.

Summary of observations: Concerns were raised about the following matters:

- Highway safety;
- Traffic generation;
- Adequacy of parking;
- Visual amenity;
- Loss of privacy for the adjacent neighbours;
- Loss of recreation space;
- Loss of light.

### 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.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The application site is located in the lower CIL viability zone and therefore no CIL charge is payable in this instance.

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## ANALYSIS

Policies: This application seeks reserved matters permission for the access, landscaping, siting, design and external appearance of four dwellings located on land at the eastern end of Jubilee Road, Elliotstown, which has the benefit of outline planning permission (13/0870/OUT). The principle of the development is therefore acceptable.

Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy for the following reasons:-

- i) proposals must have no unacceptable impact on the amenity of adjacent properties or land - The proposed development has been designed to ensure that it does not have an unacceptable overbearing or overshadowing impact on the properties that adjoin the application site to the north or east. The rear elevations of the proposed dwellings align with the properties to the north, and therefore there will be no detrimental impact on the amenity of these properties. In terms of the properties to the east, which are located 9-10 metres away, it is noted that the ridge levels of the proposed dwellings is some 2 metres below the properties opposite. It is considered that this will ensure the development does not result in an unacceptable overbearing or overshadowing impact.
- the proposed raised balconies have the potential to result in a loss of privacy to the existing properties to the north. However, a condition will be attached to the permission requiring boundary treatment to be agreed and implemented prior to the occupation of the dwellings to ensure there is no unacceptable impact on privacy.
- ii) proposals would not result in the over-development of the site - The application site is located at the end of a terraced street, and therefore it is not considered that the proposal represents over-development as adequate space is provided within the curtilage of the proposed dwellings to facilitate off-street parking and an area of private amenity space.
- iii) the proposed use is compatible with surrounding land uses - The site is bounded to the north and east by existing residential properties and therefore the proposal is compatible with surrounding land uses. Furthermore, the principle of residential development has already been established by way of the grant of outline planning permission for the site.

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Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The Transportation Engineering Manager raises no objection to the proposed development subject to conditions, and therefore it is considered that the proposed development satisfies Policy CW3.

In light of the above, the proposed development is considered acceptable subject to conditions.

Comments from Consultees: No objection subject to conditions.

Comments from public:

- Highway safety - Outline planning has been granted of the site for four dwellings on the basis that it is not considered that the development of four dwellings is detrimental to highway safety.
- Traffic generation - Outline planning has been granted of the site for four dwellings on the basis that it is not considered that the development of four dwellings is detrimental to highway safety.
- Adequacy of parking - Parking has been provided in accordance with the adopted car parking guidelines, i.e. 2 spaces per 2-bedroom dwelling proposed.
- Visual amenity - For the reasons outlined above, it is not considered that the four dwellings would detract from the visual amenity of the area given their design and fenestration.
- Loss of privacy for the adjacent neighbours - The relationship between the existing and proposed dwellings is replicated all the way along Jubilee Road, and throughout the borough, i.e. terraces facing each other.
- Loss of recreation space - The application site is privately owned and therefore cannot be considered as recreation space.
- Loss of light - The ridge level of the proposed dwellings is approximately 2 metres lower than the ridge levels of the properties opposite. Given the orientation of the properties, it is considered that the development may result in limited loss of light to the properties opposite only during mid-afternoon hours during the winter months. Such a limited impact is not considered to warrant a refusal of planning permission.

Other material considerations: None.

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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.
- 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) 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 any of the dwellings hereby approved.  
REASON: In the interests of the visual amenities of the area.
- 04) 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.

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- 05) Notwithstanding the submitted plans, prior to the commencement of any work relating to the widening of the rear lane in accordance with Condition 9 of planning permission 13/0870/OUT, full engineering details and structural calculations for the proposed retaining works, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining works additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.  
REASON: In the interests of highway safety.
- 06) Notwithstanding the submitted plans, no works whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning Authority which provide 2 off-street parking spaces per dwelling, the dimensions of which are compliant with LDP5 Car Parking Standards. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.  
REASON: In the interests of highway safety.
- 07) Rainwater run-off shall not discharge into the highway surface-water drainage system.  
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: Policy CW2, CW3.

Please find attached the comments of The Senior Engineer (Land Drainage) that are brought to the applicant's attention.

