

**Application No.**  
P/16/0261

**Date**  
24th August 2016

**Determining Authority**  
MTCBC

**Proposed Development**

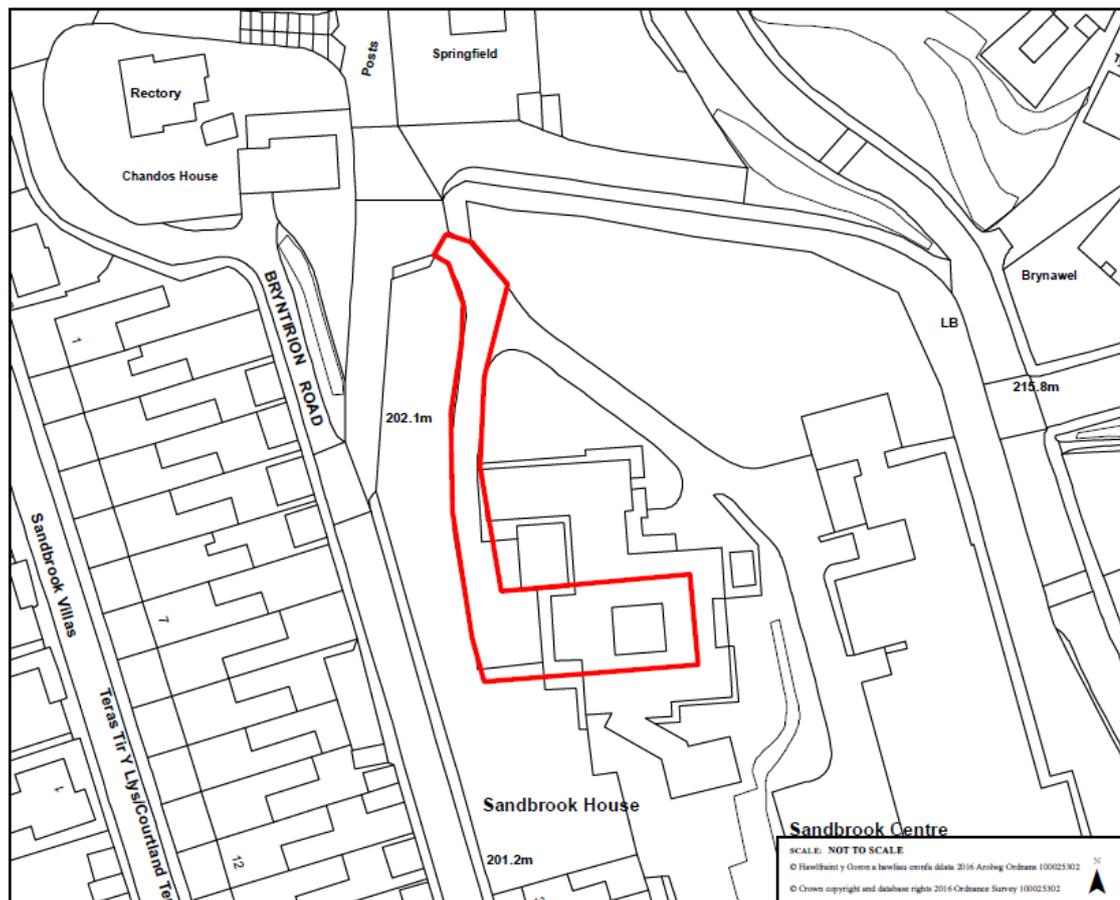
**Location**

**Name & Address of Applicant/Agent**

Erection of detached dwelling

Former Sandbrook Day Centre (Plot 3)  
Queens Road  
Twynyrodyn  
Merthyr Tydfil  
CF47 0ES

Mrs Sara Thomas  
10 Alfred Street  
Penydarren  
Merthyr Tydfil



This application is being reported to Committee as the applicant is an officer working within the Planning and Countryside department.

#### APPLICATION SITE

The application site, which is irregular in shape, forms part of a larger area of land which previously accommodated two buildings (Sandbrook House and Sandbrook Centre): a residential care home and day care centre. The buildings, which have now been demolished, occupied two plateaus' that were separated by an internal access road. The buildings, sited in a central location and to the eastern and western boundaries of the site,

were also constructed on different levels due to the topography of the site. The eastern building was constructed at a higher level than the western building.

The application site, which is located on the lower plateau, is fairly flat. It is sandwiched between two residential plots to the north west and south east and the future hammerhead turning facility of a private driveway that would serve the application site and three other plots (to the south west). To the north east the site is bound by a landscaped strip of land. There are trees, subject of a Tree Preservation Order (TPO), and other vegetation within a landscaped area to the north west of the private driveway. The only vehicular access to the wider site is located to the north of the application site. This is a gated entrance with a brick boundary wall either side. This brick boundary wall secures the wider site for a significant part of its eastern and southern boundaries. The wider sites northern boundary is retained by an attractive natural stone wall.

The Thomastown Conservation Area abuts the northern and western boundaries of the wider residential site.

## PROPOSED DEVELOPMENT

This application is for the construction of a detached dwelling. The proposed dwelling would be constructed with its front elevation facing south. This gabled elevation, which would have a generous eaves overhang, would be 9 metres wide. A full height glazed section would wrap around the part of the front and side facades (north western corner). The central part of the front elevation would be rendered with a window at ground floor and doors which open out onto a glazed balcony at first floor. The remainder of the front elevation would be clad with slate and have a window at ground and first floor. The dwelling would have a depth of 13.6 metres and a maximum height of approximately 8.1 metres. A two storey gabled projection, set back to the rear of the proposed dwelling, would extend 3.3 metres from the northern side elevation of the property. Its ridge height (7.4 metres) would be set below the level of the main roof of the dwelling. This part of the property would have a single garage at ground floor and a home office at first floor. The remainder of the dwelling would have an open plan living room/kitchen/dining room, lounge, playroom, utility room, cloak room and hallway at ground floor. At first floor there would be four bedrooms (one with an en-suite and walk in wardrobe), a bathroom, store room and gallery landing. The main entrance to the dwelling would be via the northern side elevation. The side and rear walls of the dwelling would be rendered and the roof would be covered in slates. The window frames would be power coated aluminium (Anthracite Grey).

The front boundary of the site would be secured by a 900mm high red brick wall. Landscaping is proposed behind this enclosure. A set of double gates would enable access to the paved driveway (with garage beyond) and the front garden area. The rear garden would consist of a paved patio and lawn with periphery landscaping. The side boundaries of the site would be secured by 1.8 metre high close boarded fencing. Bi-folding and patio doors in the rear elevation of the dwelling would enable access to this private amenity area.

The application has been supported by a Design Statement and a Geotechnical and Geo-Environmental Report (April 2015).

## PLANNING HISTORY

The relevant history concerning this site is as follows:

P/14/0221	Demolition of building (prior approval)	Prior approval not required 17/09/14
P/14/0256	Outline planning application for residential development (13 units) with access and layout to be considered at this stage	Approved 19/11/14
P/15/0436	New detached dwelling (Plot 7)	Approved 01/03/16
P/16/0124	Erection of detached dwelling (Plot 12)	Approved 15/06/16
P/16/0200	Detached dwelling with attached garage (Plot 4)	Not yet determined
P/16/0256	Detached dwelling and garage (Plot 9)	Not yet determined
P/16/0259	Detached dwelling (Plot 7)	Not yet determined
P/16/0264	Erection of dwelling and garage (Plot 2)	Refused 23/09/16
P/16/0283	Construction of new dwelling and attached garage (Plot 10)	Not yet determined

## CONSULTATION

Engineering and Traffic Group Leader	No objection subject to conditions.
Town Planning Division's Design, Heritage and Conservation Officer	No objection subject to amendments.
Town Planning Division's Policy & Implementation Group Leader	No objection
Wales and West Utilities	Standard advice provided
Welsh Water	No objection subject to conditions

## PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order 2012, two site notices were displayed within the vicinity of the site. As a result of this publicity exercise, no letters of representation have been received.

## POLICY CONTEXT

Planning Policy Wales (PPW) Edition 8 (January 2016) sets out the land use policies of the Welsh Government. The most relevant sections to the proposal are:

Section 2.6.1 – Planning applications must be considered in light of the strategy and policies in the adopted development plan.

Sections 4.11.9 – 4.11.12 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context. Paragraph 4.11.9 states that *'the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations'*.

Section 6.5.17 suggests that *'Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission'*.

Section 8.7.1 sets out the criterion that should be considered where transport implications may occur, such as impacts on local travel demand, public transport provision, accessibility and highway safety.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

### Local Planning Policy

Adopted Merthyr Tydfil Local Development Plan (LDP) 2006-2021:

- Policy BW1 Development strategy – Primary Growth Area.
- Policy BW4 Settlement boundaries / locational constraints.
- Policy BW6 Townscape and built heritage.
- Policy BW7 Sustainable design and place making.
- Policy BW12 Development proposals and transport.
- Policy BW17 Securing community infrastructure benefits.
- Policy AS4 Historic landscape.
- Policy AS22 Affordable housing contributions.
- Policy TB11 Access, parking and accessibility of local facilities.

### Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG1 - Affordable Housing, March 2012

SPG2 – Planning Obligations, March 2012

SPG4 - Sustainable Design, July 2013.

SPG5 - Nature and Development, May 2015

## PLANNING CONSIDERATIONS

The application site lies within the settlement boundary as defined by the LDP Proposals Map. Outline planning permission (P/14/0256) for residential development has been approved for a larger area which includes the application site. Therefore, the principle of residential development is considered acceptable and is generally supported by LDP policies BW1 and BW4, provided that the proposal is compatible with other relevant policies

and material planning considerations. Thus, the main issues to be considered when determining this application are:

- The impact of the development on the character and appearance of the area and, the setting of the adjacent Thomastown Conservation Area.
- The impact of the development on the residential amenity of neighbouring residents/plots.
- The highway/pedestrian safety implications of the development.

The impact of the development on the character and appearance of the area and, the setting of the adjacent Thomastown Conservation Area.

The shape of the main part of the plot (i.e. a rectangle which is relatively narrow to the front) lends itself to the design of the proposed dwelling. The architect has made reference to the predominantly gabled form of properties in the surrounding area and designed a dwelling which reflects this in a strong and contemporary arrangement. The full height glazing to part of the front (and side) of the dwelling, combined with the introduction of slate cladding would not only provide an attractive modern façade but would also help to break up the mass of the front elevation. The generous eaves overhang, which also draws reference from historic buildings in the surrounding area, is a welcome design feature which would provide significant shadowing, depth and definition to the primary elevation (and remainder of the dwelling). These design elements combined with the use of render, sleek aluminium framed windows/doors and a glazed balcony would result in a front elevation that would add interest and have a positive impact on the future street scene and surrounding area.

The two storey side projection would be a subservient part of the overall design. It's location to the rear of the property also enables cars to be parked behind the front elevation of the property thus limiting the visual impact of such vehicles on the appearance of the future street scene. As stated in the Design Statement, the red brick front boundary wall reflects the material used to construct the enclosure to part of the southern and eastern boundaries of the wider site. This link to the surrounding context is also a welcome proposal.

The dwelling, in terms its design and external materials, has been arrived at by taking into consideration the context of the area. There are clear design features which would link the dwelling to the surrounding area. As such, the proposal would be appropriate to its local context in terms of its scale, height, massing, elevational treatment, materials and detailing. It would also integrate effectively with the future street scene. The proposal therefore complies with policy BW7 of the LDP. It is also noted that the Design, Heritage and Conservation Officer has raised no objection in terms of the impact of the proposal on the setting of the Thomastown Conservation Area. As such, the proposal also accords with policy BW6 of the LDP.

The impact of the development on the residential amenity of neighbouring residents.

The proposal would have the greatest impact on the residential amenity of the future occupiers of the dwellings to be constructed on plots 2 and 4. In terms of plot 4, although an application (P/16/0200) has been submitted for a proposed dwelling on this plot, it has not yet been determined. Nevertheless, based on the details submitted for this plot and the siting and design of the proposal the subject of this application, there would be no significant loss of amenity due to overlooking or loss of light. Furthermore, the proposal

would not result in any significant overbearing impact. It is noted that two high level windows are proposed in the ground floor side elevation that would face plot 4. Given their height and the fact that there would be a 1.8 metre high fence along the boundary with this future neighbour there would be no overlooking. A window is also proposed in the first floor of the side elevation that faces plot 4. This obscure glazed window would serve a bathroom and therefore there would be no significant overlooking. The type of obscure glazing and future retention of the window could be secured by a suitably worded condition if Committee are minded to approved this application.

In terms of the impact of the proposal on the amenities of the future occupiers of plot 2, there could be some potential for overlooking from the side glazing serving the front bedroom and an en-suite window to this bedroom. The en-suite window would be obscure glazed which, if Committee are minded to approve this application, could be secured by a suitably worded condition. The glazing to the bedroom would not only be set back 4.3 metres from the boundary with plot 2, but it would also be located towards the very front of the dwelling. As such, the glazing is only likely to afford overlooking to the front garden area, driveway or side (predominantly blank) elevation of any future property on this plot. Therefore, there would be no significant overlooking from this glazed section. Given that the main bulk of the dwelling would be set back from the boundary with plot 2, there would be no significant overbearing impact. There may be some loss of light to parts of plot 2 during certain times of the day, however, this is unavoidable given the layout of the plot. Nevertheless, it would not be significant enough to warrant a refusal of this application. It is also noted that no objections have been received as a result of the publicity exercise undertaken.

As such, the proposal accords with policy BW7 of the LDP.

#### The highway/pedestrian safety implications of the development.

The proposed dwelling would be accessed via a proposed private driveway. The Engineering and Traffic Group Leader does not consider that the dwelling would be detrimental to highway and pedestrian safety and has therefore not raised an objection. The off-street parking proposed is also considered sufficient for a dwelling of this size. The proposed development would therefore not give rise to adverse highway/pedestrian safety concerns or impinge the free flow of traffic within the wider site. As such, it would comply with Policies BW12 and TB11 of the LDP.

#### Planning obligations

Policy AS22 of the LDP seeks, on sites of 10 units or more, the provision of 10% affordable housing in the Primary Growth Area. A £34,000 financial contribution for affordable housing has already been paid as a result of the previously approved outline planning application (P/14/0256). Accordingly, no further planning obligations are required.

#### Conclusion

For the reasons set out above the proposed development is considered to be acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

**RECOMMENDATION: BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

**Reason** - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Site Location Plan (Self Build Plots at Sandbrook House) received on 24th August 2016.
- Drawing Number SANDBROOK/01/A
- Drawing Number SANDBROOK/02/A
- Drawing Number SANDBROOK/03/A
- Drawing Number SANDBROOK/04/A
- Drawing Number SANDBROOK/05/A
- Geotechnical and Geo-Environmental Report (April 2015)
- Level details submitted on 03/10/16
- Material details submitted on 03/10/16.

**Reason** - To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **No development shall commence** until details of a scheme for the disposal of foul and surface water, to incorporate SUDS principles, has been submitted to and agreed in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.

**Reason** - To ensure adequate disposal of foul and surface water drainage in accordance with Policy BW8 of the Merthyr Tydfil Local Development Plan.

4. Demolition or construction works shall not take place outside the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1400 on Saturdays and at no time on Sundays or Public Holidays.

**Reason** - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

5. Before the development hereby permitted is brought into use, the first floor en-suite and bathroom windows in the northern and southern elevations shall be fitted with obscured glazing in accordance with the details submitted on 3<sup>rd</sup> October 2016. The windows shall be permanently retained in that condition thereafter.

**Reason** - In the interest of residential amenity and to accord with Policy BW7 of the Merthyr Tydfil Local Development Plan

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