

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2013-2014

**DEVELOPMENT CONTROL
COMMITTEE**

3 APRIL 2014

**JOINT REPORT OF THE
DIRECTOR LEGAL AND
DEMOCRATIC SERVICES
AND THE SERVICE DIRECTOR,
PLANNING**

Agenda Item No.4.1

**SITE MEETING
APPLICATION NO. 13/1267 – ERECTION
OF TWO DWELLINGS – SITE OF
FORMER 7,8 & 9 CAMBRIAN TERRACE,
LLWYNYPIA**

**Author: Mrs.Z.Maisey, Principal Officer, Committee Services
Mr.L.Evans, Development Control Officer**

1. PURPOSE OF THE REPORT

To consider the outcome of the site inspection in respect of the above-mentioned proposal and to determine the application, as outlined in the report of the Service Director, Planning, attached at Appendix 1.

2. RECOMMENDATION

To approve the application in accordance with the recommendation of the Service Director, Planning.

3. BACKGROUND

- 3.1 In accordance with Minute No.195(4) (Development Control Committee, 6 March 2014) a site inspection was undertaken on Monday, 17 March 2014 to consider the impact of the proposal on the surrounding area and highway issues.
- 3.2 The meeting was attended by the Chairman of the Development Control Committee (County Borough Councillor R.B. McDonald) and County Borough Councillor E.Webster in consultation with the Local Member for Llwynypia (County Borough Councillor (Mrs) S.Jones). An apology for absence was received from County Borough Councillor D.Weeks.
- 3.3 The Development Control Officer informed Members that full planning permission was being sought for the erection of two semi-detached dwellings on an infill site on land between Nos.6-10 Cambrian Terrace,

Llwynypia. The proposed dwellings would be of two-storey design and two parking spaces would be provided to the side of each dwelling located alongside the hard standing areas that currently exist to the sides of Nos.6 and 6 Cambrian Terrace.

- 3.4 Members were advised that planning permission had previously been granted for the erection of two dwellings at the site in 2008 and the scheme previously approved was identical in nature to the proposal currently under consideration. The principle of development was, therefore, established on the site.
- 3.5 The Transportation Officer confirmed no objection to the application as it was considered that the means of vehicle and pedestrian access along with parking provision was satisfactory for the development proposed.
- 3.6 Members noted that Cambrian Terrace was a narrow road and directly opposite the development site was a designated passing area for vehicles. To each side of this passing area were paved sections allocated for on-street parking and there were two abandoned tree planting areas located at each end, one being directly opposite the development site. The Local Member outlined concerns of residents of Cambrian Terrace that there would be an increase in on-street parking if the development was approved and she enquired whether the Developer could be asked to consider within his plans, the removal and resurfacing of these tree planting areas to enable one/two extra parking spaces to be provided. The Development Control Officer stated that he would contact the Developer regarding the request and report back to the Development Control Committee on the response received.

4. UPDATE

- 4.1 Following the site inspection discussions have been held between the applicant/agent and the Planning Officer. The applicant has confirmed they have no objection to the re-surfacing of the former tree planting areas fronting the site to create additional/more appropriate on street parking spaces (as requested by the Local Member). The developer would liaise with the Highways Section to address this matter.

APPENDIX 1

APPLICATION NO: 13/1267/10 (LE)
APPLICANT: Grantcourt Ltd
DEVELOPMENT: Erection of two dwellings .
LOCATION: SITE OF FORMER 7, 8 & 9 CAMBRIAN TERRACE,
LLWYNYPIA, TONYPANDY.
DATE REGISTERED: 09/12/2013
ELECTORAL DIVISION: Llwynypia

RECOMMENDATION: Approve

REASONS:

The application represents an appropriate form of residential infill development within the settlement limits; planning permission was also granted at the site for an identical proposal in 2008.

APPLICATION DETAILS

Full planning permission is sought for the erection of two semi-detached dwellings on an infill site at land between no.'s 6 and 10 Cambrian Terrace, Llwynypia. The site was formerly occupied by three dwellings and following their demolition a landscaped area was created at the site by the Council. The site is now owned by a private developer.

The proposed dwellings would be of two-storey design with similar appearance, each measuring 5.1 metres in width by 10.0 metres in depth. Each dwelling would follow the sloping topography of the street with maximum heights of 7.0 to 7.5 metres from ground level. A full width rear extension is proposed on each dwelling with a gable elevation facing to the rear. The dwellings would be finished in render with concrete roof tiles. The layout of each dwelling would comprise a ground floor living room, kitchen and toilet, with the first floor comprising three bedrooms and a bathroom.

It is detailed 2 no. parking spaces to the side of each dwelling would be created alongside the hard standing areas that exist to the sides of no.6 and no.10 Cambrian Terrace.

The planning application is accompanied by a Design and Access Statement.

SITE APPRAISAL

The application site comprises a vacant, infill site within the built up area of Llwynypia. The site is positioned immediately to the east of the vehicular highway of Cambrian Terrace, in between two existing end of terrace properties. Vehicular hard standings offset the front of the plot from the side elevations of the adjoining dwelling buildings. The broadly rectangular shaped plot covers an area of approximately 510 square metres falling gradually from south to north. The rear of the plot falls sharply toward Glamorgan Terrace that abuts the east of the site. The front of the plot hosts a number of small trees and low level planting although the rear of the site appears overgrown and unmaintained.

PLANNING HISTORY (post 1974)

07/1261	Former 7, 8 & 9 Cambrian Terrace, Llwynypia Tonypandy, Mid Glamorgan	Erection of two semi-detached dwellings	Granted 30/10/08
00/6045	Former 7, 8 & 9 Cambrian Terrace, Llwynypia Tonypandy, Mid Glamorgan	Informal Enquiry for residential development	Permission Required 04/02/00
96/115	Former 7, 8 & 9 Cambrian Terrace, Llwynypia Tonypandy, Mid Glamorgan	New footpaths, paved surfacing, seating, tree planting & shrubs	Granted 30/03/96

PUBLICITY

The application has been advertised by means of direct neighbour notification and site notice. No objections or representations have been received.

CONSULTATION

Transportation Section - raise no objection subject to conditions.

Land Reclamation and Engineering - raise no objection subject to conditions.

Public Health and Protection - raise no objection subject to conditions.

Natural Resources Wales - raise no objection.

Dwr Cymru Welsh Water - raise no objection subject to conditions.

Countryside Landscape, Ecology - raise no objection with no relevant Sewbrec Records of Statutory Protected Species from immediate vicinity.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is situated within the settlement boundary and is unallocated.

Policy CS1 - emphasises the need to build strong and sustainable communities in the Northern Strategy Area.

Policy AW1 - sets provisions for the creation of new housing throughout Rhondda Cynon Taf between 2006 – 2021.

Policy AW2 - supports development proposals in sustainable locations including sites within the defined settlement boundary.

Policy AW5 - sets out criteria for new development.

Policy AW6 - supports development that involves high quality design and makes a positive contribution to place making.

Policy AW8 - sets out criteria for the protection and enhancement of the natural environment.

Policy NSA10 - sets housing density requirements for the Northern Strategy Area

Policy NSA12 - supports housing development within and adjacent to settlement boundaries.

Planning Policy Wales

In the determination of planning applications regard should also be given to the requirements of National Planning Policy which are not duplicated in the Local Development Plan, particularly where National Planning Policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Chapter's 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability) and Chapter 9 (Housing), set out the Welsh Government's policy on planning issues relevant to the determination of the application.

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main issues:

Principle of the development

Permission is sought for the erection of a pair of semi-detached properties within the existing built up area of Llwynypia. The application site is situated in between existing residential properties on an 'in-fill plot' that is situated within the settlement boundary. Furthermore, the planning history of the site reveals planning permission was previously granted for the erection of two dwellings at the site in 2008 (the previously approved scheme being identical in nature to the proposal currently under consideration). The principle of the development is therefore established on the site and in accordance with the provisions of the local development plan that aims to focus new development within defined settlement boundaries.

Impact on the character and appearance of the area

With regard to the character and appearance of the area, the application site comprises a gap in the street scene of terraced properties. The proposal is to erect a pair of semi-detached dwellings to visually integrate with the surrounding dwellings. Each dwelling would be street fronted, directly abutting the pedestrian pavement fronting the site and thereby respect the existing pattern of development in the area. The design and general scale of each dwelling reflects the existing appearance and finishes of dwellings within the street scene. The external materials of the front elevation would also comprise render to match neighbouring buildings. Inevitably the new dwellings would result in the loss of the existing vacant, relatively green space at the site although the site has a neglected and unmaintained appearance and currently offers limited opportunities for use as a formal recreation space especially given the site is within private ownership. The proposed rear annexes to the main dwellings, although relatively large are also viewed as acceptable and typical of the design and appearance of rear extensions that can be found throughout the wider locality. When further considering the proposal is identical to a scheme that was approved planning permission in 2008, it is considered the development would not have an adverse impact on the character or appearance of the surrounding locality.

Impact on residential amenity and privacy

The dwellings, in the main, would be erected between the blank gable ends of two existing terraced properties and offset from the neighbouring buildings by existing and proposed vehicular hard standings. The proposed buildings would therefore be sited over six metres from the flanking properties (no.s 6 & 10). Whilst some concerns are raised with regard to the scale of the rear extensions, they are unlikely to give rise to any adverse level of overshadowing or overbearing that would warrant a recommendation to refuse the scheme. The

windows being proposed within the side elevations of the dwellings serve non-habitable rooms (toilet and hallway), although a recommended condition should Members be minded to grant consent, would ensure the windows are obscured in nature to further prevent any direct overlooking of the adjacent properties (as conditioned when planning permission was granted in 2008 for the development). Properties to the rear of the site would also have an offset from the new dwelling buildings by a distance of 21 metres. Furthermore, no objections have been raised against the planning application following the neighbour consultation process and it is noted the site was historically occupied by three terraced properties. Overall, it is considered the proposed development would not result in a significant detrimental impact to the residential amenity and privacy of surrounding residential properties.

Access and highway safety

The proposal would create an access to each property from the highway fronting the site with parking areas for two vehicles (per dwelling) being created alongside each building. The Council's Transportation Section has considered the proposal and has raised no objection. It is commented that the means of vehicle and pedestrian access, and parking provision is satisfactory for the development.

Other Issues

The following other material considerations have been taken into account in considering the application, though were not the key determining factors in reaching the recommendation:

Public Health

Following consultation with the Council's Public Health and Protection Division no adverse comments have been raised against the scheme.

Drainage

Comments of the relevant drainage bodies raise no objection against the proposal subject to the imposition of standard drainage conditions to ensure the satisfactory drainage of the development.

CONCLUSION

The application is considered to comply with the relevant policies of the Rhondda Cynon Taf Local Development Plan, representing an appropriate form of infill development within an existing built up area. Approval of the planning application is therefore recommended.

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. Building operations shall not be commenced until samples/brochure details of the external finishes proposed to be used have been submitted to and approved in writing by the Local Planning Authority and all materials used shall conform to the sample(s) so approved.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping, which shall include indications of all existing trees (including spread and species) and hedgerows on the land and details of any to be retained together with measures for their protection during the course of development.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

4. All planting, seeding or turfing in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion of the development, and any trees or plants which within a period of five years from the completion of the development die, 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: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policies AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

5. Notwithstanding the submitted details, no development shall take place, until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme for boundary treatments for the development. The approved scheme shall be implemented prior to the first occupation of the dwelling hereby approved.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policies AW5 and AW6 of the

Rhondda Cynon Taf Local Development Plan.

6. No development shall take place until drainage arrangements have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate drainage of the development and ensure the development does not cause or exacerbate flood risk within the area in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

7. The dwellings shall not be occupied until the drainage works have been completed in accordance with the approved plans.

Reason: To ensure adequate drainage of the development and ensure the development does not cause or exacerbate flood risk within the area in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

8. Prior to the commencement of development details of the existing and proposed profiles of the land to the rear of the site shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the new development will be visually attractive in the interests of amenity in accordance with policy AW5 and AW6 of the Rhondda Cynon Taf Local Development Plan.

9. Before the development is brought into use the means of access, together with the parking facilities, shall be laid out and constructed in accordance with the submitted site layout plan (submitted plan no. 3 of 3). The area shall not thereafter be used for any other purpose other than the parking of vehicles.

Reason: In the interests of highway safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

10. Prior to the development being brought into use, 2 no. vehicular footway crossings shall be provided in block paving to match the existing in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to any development on site commencing.

Reason: In the interests of highway and pedestrian safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

11. Prior to the commencement of development, details of traffic management and wheel washing facilities shall be provided on site in accordance with

details to be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and maintained throughout the construction period unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that mud and debris are not deposited from the construction site onto the public highway, in the interests of highway safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

12. The street lamp column and bollard affected by the proposed parking area's shall be relocated in a position to be agreed in writing by the Local Planning Authority prior to any works commencing on site.

Reason: In the interests of highway safety in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

13. HGV's used as part of the development (during the construction phase) shall be restricted to 09:30am to 16:00pm weekdays, with no deliveries on Weekends and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic in accordance with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

14. The dwellings hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1- Dwelling Emission Rate' in accordance with the requirements of Version 3 of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales.

15. Unless otherwise agreed in writing by the Local Planning Authority, construction of the dwellings hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with

policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales.

16. Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Version 3 of the Code for Sustainable Homes.

Reason: To ensure the development constructed is in accordance with policy guidance in relation to providing sustainable buildings, outlined in paragraph 4.12.4 of Planning Policy Wales.

17. Construction works on the development shall not take place other than during the following times:
- Monday to Friday 0800 to 1800 hours
 - Saturday 0800 to 1300 hours
 - Not at any time on Sundays, Bank or Public holidays, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with policy AW10 of the Rhondda Cynon Taf Local Development Plan.

LOCAL GOVERNMENT ACT 1972

As amended by

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

LIST OF BACKGROUND PAPERS

DEVELOPMENT CONTROL COMMITTEE

3 APRIL 2014

REPORT OF THE DIRECTOR, LEGAL AND DEMOCRATIC SERVICES

SITE MEETING

**APPLICATION NO. 13/1267 – ERECTION OF TWO DWELLINGS – SITE OF
FORMER 7,8 & 9 CAMBRIAN TERRACE, LLWYNYPIA**

Minute No. 195(4) (Development Control Committee, 6 March 2014)