

APPLICATION NO: 14/0250/10 (GW)
APPLICANT: Cynon Taf Community Housing Group
DEVELOPMENT: New vehicular access, boundary walls and parking area.
LOCATION: 63/64 GLYNGWYN STREET, MOUNTAIN ASH, CF45
 3AF
DATE REGISTERED: 26/02/2014
ELECTORAL DIVISION: Penrhiwceiber

RECOMMENDATION: Grant

REASONS:

The site is within the settlement boundary and benefits from two existing off-street parking areas. The additional access would provide an additional off-street parking space and would not have a detrimental impact on the provision of on-street parking on the side street. No objection has been raised from the Transportation Section. There would be no significant detrimental impact on the character of the area and on residential amenity.

APPLICATION DETAILS

Full planning permission is sought for the provision of a new vehicle access and parking area. The proposal includes a new boundary wall, gates and surfacing of an existing and the proposed parking areas.

The new vehicle access would be provided between two existing accesses on the side boundary of the property on to Mount Pleasant Terrace. The sloping ground would be levelled and a 1m high wall provided to retain the upper parking space. This would be provided with a 0.9m high handrail and balustrade. The lower existing retaining wall would be capped with new brick and a new handrail and balustrade provided on top. The new parking area and the upper parking area would be surfaced with a permeable block paving. A further retaining wall would be provided at the opposite end of the garden area to the same height as that adjacent the middle parking area. Part of the existing boundary treatment with Mount Pleasant Terrace would be removed. New block columns (approximately 1.8m high) would be provided with two new 1.2m high steel gates for the upper and middle parking areas. The gates are detailed as being inward opening. A pole mounted external light is detailed in the application form however no further details have been submitted.

The application is accompanied by the following:

- Design and Access Statement.

Councillor Ward has requested the application is reported to Committee to assess the parking and highway safety implications.

SITE APPRAISAL

The site is located on Glyngwyn Street, which is the main road through the area. It is an end of terrace dwelling that would be created by joining of two former separate dwellings together (i.e. 63 and 64 Glyngwyn Terrace). Members are advised this in itself does not require planning permission.

The result would be a five bedroom dwelling. Number 64 currently benefits from having two vehicle accesses to parking areas in the rear garden area, which are accessed from the side road (Mount Pleasant Terrace). A dropped kerb already extends between the two existing accesses and therefore no further works to the pavement would be required. Mount Pleasant Terrace is a steeply sloping one way street leading up and away from Glyngwyn Street. Beyond the rear of the site are the rear gardens of terraced properties on Victoria Street, which are at a higher level.

The area is characterised by a traditional terrace layout along a steeply sloping hill side. The properties in the main do not benefit from off street parking due to the lack of rear lanes. The majority of the parking is therefore on-street.

PLANNING HISTORY

None.

PUBLICITY

The application has been advertised via the erection of a site notice and by direct neighbour notification. At the time of writing this report no correspondence has been received.

CONSULTATION

Land Reclamation and Engineering – no objection subject to conditions.

Transportation Section – no objection subject to conditions requiring surface water does not discharge to the public highway. Section 153 of the Highways Act 1980 requires any gates do not open over the highway.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The site is within settlement boundaries as defined by the Rhondda Cynon Taf Local Development Plan and is unallocated.

Policy CS1 - sets out criteria for achieving strong sustainable communities including, promoting residential development in locations which support the role of principal towns and settlements and provide high quality, affordable accommodation that promotes diversity in the residential market.

Policy AW1 - supports new housing inside the settlement boundaries and allocated sites.

Policy AW2 - advises that development proposals on non-allocated sites will only be supported in sustainable locations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW10 - development proposals must overcome any harm to public health, the environment or local amenity as a result of flooding.

Policy NSA12 – details criteria for development within and adjacent to settlement boundaries.

Supplementary Planning Guidance:

Access Circulation and Parking
Design and Placemaking
A Design Guide for Householder Development

National Guidance

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.

Chapter 2 (Development Plans), Chapter 3 (Making and Enforcing Planning Decisions), Chapter 4 (Planning for Sustainability), Chapter 8 (Transport) and Chapter 9 (Housing) set out the Welsh Government's policy on planning issues relevant to the determination of the application.

Other relevant policy guidance consulted:

PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;
PPW Technical Advice Note 22: Sustainable Buildings;
Manual for Streets

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.

Principle of the proposed development

The site is located within the settlement boundary as identified in the Rhondda Cynon Taf Local Development Plan. Therefore the principle is acceptable subject to the following material planning considerations.

Access and highway safety

The site has two existing vehicle accesses off Mount Pleasant Terrace that could currently be used for parking. The provision of the additional access and parking area would be a benefit in terms of providing off-street parking for the property in an area where there is high demand for on-street parking. Furthermore it is considered there would not be a significant loss in usable on-street parking due to the narrow gap between the existing accesses and that parking (on the opposite side of the road to the dropped kerb) would normally prohibit motorists parking on the applicant's side of the street.

It is noted that Mount Pleasant Terrace is a steeply sloping street and also a one way street. Members are advised (as stated above) due to the dropped kerb for the existing accesses, parking would normally be on the opposite side of the street. This could however restrict the carriageway width and the ability for cars to manoeuvre easily in and out of the spaces. The Transportation Section considers there would be sufficient remaining carriageway width to allow vehicles to manoeuvre in and out of the proposed access.

Therefore in these terms the application would be acceptable.

Impact on residential amenity and privacy

The area is residential in nature with mainly parking on the street. The proposed new access would not result in significant additional coming and going of vehicles to the property. Therefore Members are advised it would not result in a significant detrimental impact on the amenity of surrounding residents.

Impact on the character and appearance of the area

The main visual impact would be from the new access and boundary wall. The wall would be an acceptable height (1.8m); however it is proposed to finish it in bare block. It is noted part of the boundary wall is already bare block, however the side elevation of the dwelling is finished in dash render. It is considered; in the interests of visual amenity, the wall should be finished in a material to match the dwelling. Members are advised that if permission is granted this could be required by a suitably worded condition.

Conclusion

The application is considered to comply with the relevant policies of the Local Development Plan in respect of the principle of development, access and highway safety, impact on residential amenity and privacy and the impact on the character and appearance of the area (Policies AW2, AW5, AW6 and Policy NSA12).

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 Section 91 and 93 of the Town and Country Planning Act 1990.

- 2. Notwithstanding the submitted plans and prior to the first beneficial use of the parking area hereby permitted the side boundary wall facing Mount Pleasant Street shall be finished in accordance with details that have firstly been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 3. The parking area shall be surfaced in accordance with drawing no. 02 rev A received on the 26 February 2014 unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 4. Surface water run-off from the proposed development shall not discharge onto the public highway or connected to any highway drainage system unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to prevent overcapacity of the existing highway drainage system and potential flooding in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 5. Prior to the first beneficial use of the parking area hereby approved drainage works shall be completed in accordance with details that have been firstly submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure adequate disposal of surface water drainage in accordance with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan.

- 6. Prior to the first beneficial use of the parking area hereby approved, details of external lighting equipment shall be firstly submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent light pollution and to protect the amenities of neighbouring residential properties in accordance with Policy AW10 of the Rhondda Cynon Taf Local Development Plan.

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