



PLANNING & DEVELOPMENT COMMITTEE

9 MAY 2019

REPORT OF THE SERVICE DIRECTOR, PLANNING

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 19/0066/13
(JE)
APPLICANT: Mr Downes.
DEVELOPMENT: Outline application for a 4 bedroom detached house.
LOCATION: LAND AT 3 DAN-YR-ALLT CLOSE, RHYDYFELIN,
PONTYPRIDD, CF37 5EF.
DATE REGISTERED: 01/02/2019
ELECTORAL DIVISION: Rhydyfelin Central

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

REASONS:

The principle of residential development at the site is acceptable. Furthermore, the proposed development is considered acceptable in respect of its visual impact, its potential impact upon the amenity and privacy of the neighbouring properties, and its potential impact upon highway safety in the vicinity of the application site.

REASON APPLICATION REPORTED TO COMMITTEE

- The matter is required to come to Committee for the reason that more than three letters of objection have been received from the occupiers of neighbouring properties.

APPLICATION DETAILS

Outline planning permission is sought for the residential use on a parcel of land at 3 Dan-Yr-Allt Close, Rhydyfelin, Pontypridd.

The application is made in outline with all matters reserved for future consideration. The application is accompanied by an indicative layout plan which indicates that development could take place towards the centre of the site. The layout plan also indicates that the site would be accessed from highway at Dan-Yr-Allt Close using the existing access to the property.

As scale is a matter reserved for future consideration, a minimum-maximum range is provided for the depth, width and height of the dwellings, these have been derived from the supporting plans and information, as follows.

	Minimum	Maximum
Width	9.5m	10.5m
Depth	14.5m	15.5m
Height (Measured from the front)	6.5m	7m

SITE APPRAISAL

The application site comprises the side garden of a semi-detached property, located to the rear of a cul-de-sac within a residential area of Rhydyfelin, Pontypridd.

The piece of land, in which the construction of the new dwelling is proposed, is to the southern side of No.3 Dan-Yr-Allt Close. The land has an irregular footprint and is level across the site. The site is bounded on its south elevation by a verge beyond which is the Taff Trail Cycle Route. To the rear of the site there is an open water course which separates the site from agricultural land and the Fforestnewydd SINC. At the time of the Officer's site visit the site had been cleared with a number of trees and other vegetation removed.

PLANNING HISTORY

The most recent planning applications on record associated with the site are:

18/5148	Dan yr Allt Close, Rhydyfelin, Pontypridd,	New Dwelling	Raise no objection 05/12/18
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PUBLICITY

The application has been advertised by direct notification to neighbouring properties as well as notices displayed at the site.

The points raised have been summarised below:

- Increase in vehicular movements
- Disruption during construction
- Access through Dan-Yr-Allt Close

CONSULTATION

Highways - no objection subject to conditions.

Dwr Cymru/Welsh Water - requests that conditions relating to sewerage and surface water be applied should the development received consent.

Public Health & Protection - no objection however conditions suggested regarding hours of construction, waste, dust and noise.

Countryside – no objection.

Western Power - should the developer require a service diversion or a new connection they will be required to make a separate application to Western Power Distribution. An informative note to this effect is recommended.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Rhydyfelin and isn't allocated for a specific purpose.

Policy CS2 – sets out the criteria for development in the Southern Strategy Area.

Policy AW1 – sets out the criteria for new housing proposals.

Policy AW2 – supports development 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 – does not permit proposals where they could cause or result in a risk of unacceptable harm to health and/or safety.

Policy SSA13 - Permits housing development within the defined settlement boundaries where it can be demonstrated that the proposal meets set amenity, highway, design and contamination standards.

Supplementary Planning Guidance

Design and Placemaking

Delivering design and Placemaking: Circulation & Parking Requirements

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.

The Welsh Government published Planning Policy Wales 10 on 5th December 2018, and the document aims to incorporate the objectives of the Well-being of Future generations Act into Town & Country Planning.

It is considered that this proposal meets the seven wellbeing of future generations goals inasmuch as they relate to the proposed development and that the site has been brought forward in a manner consistent with the five ways of working.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking as set down in Chapter 2 People and Places: Achieving Well-being Through Placemaking, of PPW10 and is also consistent with the following inasmuch as they relate to the development

Chapter 3 (good design and better places, promoting healthier places, sustainable management of natural resources)

Chapter 4 (moving within and between places, transport, living in a place, housing)

Chapter 5 (Reducing energy demand)

Chapter 6 (green infrastructure, landscape, biodiversity and ecological network, water and flood risk, air quality and soundscape, lighting)

Other policy guidance considered:

PPW Technical Advice Note 12 - Design

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 proposed development

The application relates to outline permission for a dwelling on a parcel of land currently forming part of an existing residential curtilage which is located within the defined settlement boundary and forms part of a large residential area of Rhydyfelin. As such the proposed dwelling would comply with LDP Policies CS2, AW1 and SSA13, all of which support the provision of new housing on unallocated sites within settlement boundaries in the Southern Strategy area.

Impact on the character and appearance of the area

The dwelling would be appropriately positioned within the plot to leave adequate space for amenity and parking areas. The subdivision of the existing property would also allow for a sufficient amenity space to be retained at 3 Dan-Yr-Allt due to its significantly larger than average amenity space. As such, the proposals would not lead to an over intensive form of development.

Given the varied nature of the street scene at Dan-Yr-Allt Close, the proposed dwelling is not considered to form an incongruous or dominant addition to the street scene.

Whilst there is some concern regarding the siting of the dwelling set back from the front of the site as shown on the indicative layout plan, as appearance, landscaping, layout and scale of the scheme are reserved for future consideration, this would allow the Council to reject any future scheme that would have an adverse impact and would ensure the development complied with policies AW5 & AW6 of the Rhondda Cynon Taf Local Development Plan.

Impact on residential amenity and privacy

With no neighbouring properties to the south or east, the proposed dwelling would have no impact upon residential amenity on these elevations. With any impact greatest upon the adjacent dwelling 2 Dan-Yr-Allt, however as the indicative layout plan and supporting notes show that the dwelling proposed would be a single storey bungalow, it is not considered to have a significant impact upon the amenity of this property. Also given the relationship with this property and no windows located on the side elevation, the proposed dwelling would be largely screened from view.

Further, given the single storey, ground floor nature of the proposed dwelling and the fact that boundary treatments add a degree of screening to the site from the adjacent properties, it would not result in any harmful overlooking of the neighbouring properties.

It is also noted that the letters of objection received do not object to the application on its impact upon residential amenity and privacy. As such the application is considered acceptable in this regard.

Highways

Whilst the objectors concerns regarding access to the site and highway safety are acknowledged, the Council's Highways department have responded as follows.

Access

The submitted plan indicates that the proposed dwelling would be served via a shared access with no 3 Dan-yr-Allt. There is slight concern that the private shared access and turning area on the submitted plan is not in full accordance with standard detail 102. However, there is scope to do so, and the application is outline with all matters reserved. As such, the concern can be overcome by means of a suitable worded planning condition.

There is concern with the sub-standard vision splay to the right at the junction; however, when considering that there is no scope for the applicant to improve the vision splay and the small scale of the development, the concern would not be significant enough to warrant highway objection.

Parking

The submitted plan indicates that off-street parking for 3 vehicles would be provided for both the existing, house no. 3, and the proposed dwellings. Given the need for amendments to be submitted for the private shared access, the parking spaces would

likely require relocation. As such, sufficient parking could be ensured by means of a suitably worded planning condition.

Additionally, given that the proposed private shared access would remove existing off-street parking for house no. 3, alternative parking would have to be provided prior to the commencement of works.

Taking the above into consideration, no highways objection is raised and the application is considered acceptable. As such the application is considered to comply with policy AW5 of the Rhondda Cynon Taf Local Development Plan.

Public Health and Protection

No objections have been received from the Council's Public Health and Protection Division in respect of the application, they did however suggest a number of conditions be attached to any consent in relation to construction noise, waste and dust. Whilst these comments are appreciated, it is not considered that construction noise, dust and waste matters can be more efficiently controlled by other legislation. Therefore, it is considered the conditions suggested in this respect are not necessary and an appropriate note highlighting them would be sufficient instead.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

As planning permission first permits development on the day of the final approval of the last of the reserved matters, CIL is not payable at outline stage but will be calculated for any future reserved matters or full applications.

Conclusion

The development in principle is acceptable and it is considered that the site is capable of accommodating a carefully designed dwelling that would not result in a significant impact upon the character and appearance of the surrounding area or the amenities of the surrounding properties. Furthermore, there would be no undue impact upon pedestrian or highway safety in the vicinity of the site, subject to works detailed in the conditions below being carried out. As such, the application is considered to comply with the relevant policies of the Local Development Plan and is recommended for approval.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS:

1. (a) Approval of the details of the layout, scale and appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter referred to as "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

(b) Plans and particulars of the reserved matters referred to in (a) above relating to the layout, scale and appearance of any building to be erected,

the means of access to the site and the landscaping of the site shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

(c) Applications for the approval of reserved matters shall be made before the expiration of three years from the date of this permission.

(d) The development hereby permitted shall be begun before whichever is the latter of either (i) the expiration of 5 years from the date of this permission or (ii) the expiration of 2 years of the final approval of the reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with Sections 92 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plan(s) no(s)

- Site location plan – Received 05/02/19

and documents received by the Local Planning Authority on, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Notwithstanding the submitted plans, development shall not commence until details providing for the means of private shared access to the proposed development have been submitted to and improved in writing by the Local Planning Authority. The approved details shall be implemented on site prior to beneficial occupation.

Reason: To ensure access and egress in a forward gear, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. No works shall commence on site until off-street parking in accordance with details to be first submitted to and approved in writing with the local planning authority have been provided for house no. 3 Dan-yr-Allt Close

Reason: To ensure that cars are parked off the highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. Off-street parking for the proposed dwelling shall be in compliance with RCT's Supplementary Planning Guidance on Delivering Design and Placemaking: Access, Circulation & Parking Requirements (March 2011).

Reason: To ensure that adequate parking facilities are provided within the curtilage of the site, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

6. Prior to the commencement of development, facilities for wheel washing shall be provided on site in accordance with details submitted to and approved in writing by the Local Planning Authority. Wheel washing shall be in operation during the duration of the development period.

Reason: To prevent debris and mud from being deposited onto the public highway, in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

7. Surface water drainage from the proposed development shall not discharge onto the public highway or connect to any highway drainage system.

Reason: To prevent hydraulic overload of the highway drainage system and in the interests of highway safety in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

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