

DM/2018/00381

ERECTION OF FOUR NO. ONE-BEDROOM TERRACED BUNGALOWS, WITH CAR PARKING, LANDSCAPING AND ASSOCIATED WORKS.

LAND AT CROESONEN ROAD (GARAGE BLOCKS), ABERGAVENNY, NP7 6HR

RECOMMENDATION: APPROVE

Case Officer: Craig O'Connor

Date Registered: 05/04/2018

1.0 APPLICATION DETAILS

1.0 The site lies within Abergavenny in an area that is characterised by a mix of different properties that vary in scale and design. The existing site accommodates single storey garages that are leased to local residents by Monmouthshire Housing Association (MHA). A notification to demolish the garage was served on the Council in February 2018 (reference number DC/2018/00212) and no further information was required in relation to that demolition. This application seeks to construct four terraced bungalow properties at the site to replace the garages.

2.0 The proposed one-bedroom terraced bungalows would be constructed by MHA and the design and type of dwellings to be constructed have been designed by architects from Cardiff University Project Office as part of a larger project to build 'homes for life'. The design of the dwellings has been carefully considered to ensure high energy efficiency and versatility to adapt to changes in occupiers' circumstances. The proposed bungalows would be L shaped and would have a private courtyard space. They would have a footprint that would measure approximately 8m x 12.45m and have a cat slide roof that be approximately 4.8m at its highest point and 2.7m at the eaves. The proposed dwellings would also would have a chimney. They would be constructed with a 'Euroclad' metal raised seam roof, the external walls would be white render and the openings would be colour coated aluminium.

2.0 RELEVANT PLANNING HISTORY

DC/2018/00212 Demolition Notification for the demolition of single storey garage blocks. No further information required March 2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 Spatial distribution of new housing provision
S4 Affordable housing provision
S13 Landscape, Green Infrastructure and the Natural Environment
S16 Transport
S17 Place making and design

Development Management Policies

H1 Development in main towns
DES1 General Design principles
EP1 Amenity and environmental protection

4.0 REPRESENTATIONS

4.1 Consultations Replies

Abergavenny Town Council – response awaited; any received in the interim will be reported as late correspondence.

Environmental Health – No response to date

MCC Highways Officer – There are concerns that existing off-street car parking provision will be lost as a consequence of development and removal of the garages. However it is understood that the planned demolition of the garages does not require planning consent and therefore we as Highway Authority are unable to comment on this element of the proposal. In light of the aforementioned we would comment on the application as presented which is for the erection of 4 no. one-bedroom dwellings with associated car parking. Access to the development is proposed via the existing access road and therefore remains unchanged as part of the proposal. The car parking provision is shown at 7 car parking spaces, 1 space for each dwelling with an additional 3 spaces for visitor parking. The Monmouthshire Parking Standards specifies 1 car parking space to be provided per bedroom per dwelling with a maximum of 3 car parking spaces per dwelling. The proposed development therefore meets the car parking standards. In light of the aforementioned there are no highway grounds to sustain an objection to the application subject to the suggested conditions being applied to any grant of planning approval relating to surface water drainage and a construction traffic management plan.

MCC Tree Officer – No response to date

Dwr Cymru Welsh Water – No response to date

4.2 Neighbour Notification

No objections received to date.

4.3 Local Member Representations

Cllr Groucutt – No concerns with proposals

5.0 EVALUATION

5.1 Principle of the proposed development

- 5.1.1 The principle of constructing new residential development within the settlement of Abergavenny is acceptable subject to material planning consideration having regard to Policies S1 and H1 of the Local Development Plan (LDP). The application is by MHA and is to provide affordable housing and so therefore there will be no requirement for the developer to provide any financial contribution towards affordable housing. The applicant will, however, have to sign a legal agreement to ensure that the housing would remain for affordable housing provision in perpetuity. The site is capable of accommodating the four terraced bungalows without resulting in there being an overdevelopment of the site. The proposed layout plan illustrates that the site would retain open green space around the dwellings and the resultant development would not appear incongruous to the area. The dwellings would be constructed in a linear

form of development and would be viewed as a modern interpretation of a traditional terrace of bungalows. The properties in the area vary in scale, form and design and therefore there is scope to construct dwellings at the site that are of a contemporary design. The submitted plans illustrate the proposed access, parking arrangements and private amenity space for each dwelling and outline that each dwelling can be adequately accessed off the existing road safely and would have adequate garden space. The principle of siting the dwellings at the site is considered to be acceptable and the development would be in accordance with Policy H1 of the LDP.

5.2 Design and visual impact

5.2.1 The proposed contemporary design of the dwellings would not be harmful to the character and appearance of the locality. The proposed terraced bungalows would introduce a distinctive, modern element of design to the area, but the dwellings would directly relate to each other and would create a new street scene. The development would enhance the visual appearance of the site with the demolition of the existing dilapidated garages. The dwellings proposed would be symmetrical and balance each other visually and being single storey they would not be visually dominant or overbearing. The character of the immediate area would be enhanced by the development. The proposed design approach has been carefully considered by architects from Cardiff University who have been tasked with developing a modular building that would be fit for purpose in terms of energy efficient and being adaptable as a life time home. The proposed dwellings are of a contemporary design that would enhance the visual appearance of the area.

5.2.2 The proposed bungalows would be relatively modest in terms of their footprint and size. The proposed layout is appropriate for the site and the resultant development would retain green spaces around the dwellings. The modern design of the proposed dwellings would enhance the appearance of the street scene. The proposed dwellings would have white rendered external walls and a grey metal roof that would appear clean and modern. While the metal roofing material would contrast with other properties nearby this would be a key element of the design approach and the proposed resultant dwellings would enhance the visual appearance of the site, as well as integrating well with the other properties in the locality. The dwellings would respect the existing form, scale, massing, materials and layout of its setting and improve the appearance of the area in accordance with Policies S1, S13, S17, EP1, DES1 and H1 of the Monmouthshire LDP

5.3 Residential amenity

5.3.1 The proposed bungalows would be sited on an existing group of garages and would not result in an overdevelopment of the site. The bungalows are of a relatively modest scale and would not have an impact on any other party's privacy or private amenity space in accordance with the Policy EP1 of the LDP. There have been no objections to the proposals to date.

5.3.2 The proposed access arrangements of the site are acceptable and would not result in any harm to highway safety. The site has been used to accommodate garages and therefore the site is already associated with moderate levels of traffic movements. The introduction of the dwellings would not be out of character with the area. The proposed layout plan outlines sufficient parking provision for the dwellings with each property having one car parking space in accordance with Monmouthshire Parking Guidelines. The proposals also offers two additional visitor parking spaces and one additional disabled car parking space. The proposed development would be in accordance with the requirements of Policy MV1 of the LDP.

5.4 Conclusion

- 5.4.1 The proposed bungalows would provide an innovative form of affordable housing to the community that would enhance the appearance of the site and locality. The form, scale and design of the dwellings are considered to be appropriate for the site and the development would not harm any other party's residential amenity. The development would introduce modern design into the locality that is of an appropriate scale and appearance and would be in accordance with the relevant policies in the LDP and therefore the development would be acceptable.

6.1 Well-Being of Future Generations (Wales) Act 2015

- 6.1.1 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 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

7.0 RECOMMENDATION: Approve subject to legal agreement to ensure that the dwellings are for affordable housing provision in perpetuity

Conditions/Reasons

1. This development shall be begun within 5 years from the date of this permission.
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 list of approved plans set out in the table below including the Tree Survey plans.
Reason: For the avoidance of doubt.
3. No development shall commence until a construction traffic management plan (CTMP) has been submitted and agreed in writing with the Local Planning Authority. The CTMP shall be implemented during the course of the construction works, as agreed.
Reason: To protect the amenity of the neighbouring properties and the operational capacity of the highway network.
4. Prior to the construction of the dwellings the exact materials for the dwellings and the hardstanding areas shall be agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory form of development.
5. Prior to the construction of the development a surface water management plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details before the development is occupied.
Reason: To ensure that surface water is effectively managed.
6. Prior to the dwellings being occupied a detailed boundary treatment plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the development being occupied.
Reason: To ensure a satisfactory form of development.
7. Notwithstanding the provisions of Article 3, schedule 2, Part 1 Classes A B C D F & H of the Town and Country Planning (General Permitted Development) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no

enlargements, improvements or other alterations to the dwelling houses shall be erected or constructed.

Reason: If substantial extensions or alterations were constructed it may have an adverse impact on the design concept.