

DC/2016/01308

**REDEVELOPMENT OF SITE IN A PHASED MANNER TO PROVIDE TWO DWELLINGS;
ONE PRIOR TO AND ONE POST DEMOLITION OF THE EXISTING DWELLING**

BRIDGE HOUSE, PWLLMEYRIC, NP16 6LF

Case Officer: David Wong
Registered: 19/01/2017

1.0 APPLICATION DETAILS

- 1.1 Bridge House is situated within the Village Development Boundary of Pwllmeyric, as identified on the Proposals Map of the Local Development Plan (LDP). Pwllmeyric is categorised as a Main Village within the LDP. Bridge House is a two storey property and has a white render finish. It is currently situated close to the highway, the A48. The site is adjacent to the Mounton Brook and is identified as being in a Flood Zone C2. TAN15 advises that within Zone C2 of the Development Advice Map (DAM), highly vulnerable development should not be permitted.
- 1.2 The application seeks the demolition of the property and for the erection of two detached, two-storey dwellings. It is useful to note that one of the dwellings under this application is the replacement dwelling which was already granted planning permission under DC/2016/00061. Therefore, this proposal is the creation of one additional unit on site.
- 1.3 The proposed dwellings would be set back from the frontage of the site, providing on-site turning and parking provision for each of the dwellings. It is proposed to shift the access to the east as an improvement on the existing arrangement. There will be at least three on-site parking spaces for each of the dwellings. The external walls of these dwellings would be finished in a mix of reconstructed stone and multi bricks. Slate roofing is proposed with uPVC windows and doors. Following negotiation with the agent, the overall dimensions of the proposed dwellings have been reduced and they now measure 15.2m in depth (13.3m excluding the gable projection) 10m in width and 9.3m to the ridge of the roof. A road elevation is submitted to demonstrate that these dwellings will maintain the visual hierarchy among the neighbouring dwellings.
- 1.4 An ecological survey was submitted as part of the application to allow Natural Resources Wales and the Council's Ecologist to assess the building and its potential for protected species. The consultees' advice is that the information submitted is sufficient to inform the planning decision and conditions are required. The site is within a Flood Zone C2 and a Flood Risk study was submitted as part of the application.

2.0 RELEVANT PLANNING HISTORY

DC/2016/00061 - Redevelopment of site following demolition of existing house to provide one dwelling and engineering works to improve flood safety. Approved 30/09/2016

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 – Spatial distribution of new housing provision

S4 – Affordable Housing Provision

S12 – Efficient Resource Use and Flood Risk

S16 – Transport
S13 – Landscape, Green Infrastructure and the Natural Environment
S17 – Place Making and Design

Development Management Policies

DES1 – General Design Considerations
EP1 – Amenity and Environmental Protection
H2 – Residential Development in Main Villages
MV1 – Proposed Development and Highway Considerations
NE1 – Nature conservation and development
SD2 – Sustainable Construction and Energy Efficiency
SD3 – Flood Risk

4.0 REPRESENTATIONS

4.1 Consultation Responses

Mathern Community Council: Refuse: The proposal represents overdevelopment and is too congested for the site. The two houses would also generate additional traffic joining the A48 at a very dangerous point. I also believe that the elevations have been downgraded on the new drawing. We would suggest refusal.

Welsh Water: No objection. It is advised that the proposed site is crossed by two public sewers and no operational development shall be carried out within 3m either side of the 150mm public sewer and 5m either side of the centreline of the 400mm public sewer. Also, conditions and advisory notes suggested.

MCC Ecologist – the information submitted is sufficient to inform the planning decision. Considering the report's recommendation that a licence is not required and the representations from myself and NRW that a licence is indeed required I would request that a license condition remains on the new application as per the previous consent. However, if you are unable to impose the same condition due to the replication of other legislation then please use the alternative condition which is provided below the licence condition on my response.

MCC Highway Officer – The principle of the application for two dwellings is supported at this location. The application is proposed to provide nine parking places, four of which will be within the two double garages and the remaining five adjacent to the access and turning area.

It is paramount for highway safety, that this turning area is available at all times for vehicles to be able to enter and exit the site in forward motion. This would be best served with the five spaces clearly marked out to encourage their use.

Access to the site from the A48 is at the lowest point on the highway, and the proposed improved access must take into consideration of this fact with engineering the access so highway surface water is retained within the highway and no egress onto the proposed new access. This is likely to require the reduced width of the excessively large access point. This must be reduced to a width of 5m maximum.

Drainage of the access and driveway is proposed to discharge into an existing soakaway. It is not clear where the soakaway is located, and therefore subject to it being 5m from the highway, I would offer no adverse comment.

It would appear that the gateway is supported by an electric gated system. This should be set back 5 metres off the carriageway to support vehicles being off highway when gates are activated.

The level of the driveway has been risen in conjunction with the proposal and this level would improve the gradient for access/ egress and offer a safer point of access for the users. Subject to the above being addressed, I would support the proposal.

SEWBRc Search Results – there are some ecological records identified in close proximity of the site.

Natural Resources Wales – Our significant concerns have been addressed and we do not object to the planning application. Our advice is the FCA has satisfactorily demonstrated that there is likely to be sufficient flood storage upstream of the proposed development site (as indicated on page 4 of the FCA) and, that flood waters are not predicted to overtop the existing riverbank (left bank looking downstream) with a blockage scenario on the existing A48 bridge. This will remove the likelihood of the overland flood flow developing during an extreme 0.1% (1 in 1000 year) event which has previously been established in earlier FCAs to affect the site in question. The reason for this is there is sufficient and natural floodplain storage upstream of the A48 bridge that will accommodate such extreme flows and will reduce the impacts of flooding at the bridge and the proposed development site. Therefore our advice is that the site would be flood free in the predicted 1% plus climate change and 0.1% flood events, in line with the criteria set out in A1.14 and A1.15. We also advise that there is not likely to be an increase in flooding elsewhere post development.

4.2 Neighbour Consultation Responses

One representation of support from the neighbour at the dwelling Wenvoe – I have no objections to the plans and proposals put forward and would welcome the improvements to the general environment - and safety of users of the A48 - that they would achieve.

5.0 EVALUATION

5.1 The principle of the proposed development

5.1.1 Pwllmeyric is designated as a Main Village within the Monmouthshire LDP. Being within a Main Village means residential redevelopment is allowed subject to detailed planning considerations, including the proposal meeting criteria set out in policies DES1 and ENV1 that promote good design and the safeguarding of local amenity and the living conditions of neighbours, whilst promoting the efficient use of urban land.

5.2 Consideration of proposal in relation to LDP policies EP1 and DES1

5.2.1 The mass of the proposed dwellings is relatively large compared with the existing dwelling, Bridge House. However, this part of Pwllmeyric is characterised by a mix of housing types, differing in form and style with varied plot size. Therefore, the scale and mass are not considered to be out of accordance with the mix of housing designs along Chepstow Road.

5.2.2 In terms of the siting of the proposed dwellings, they would be set back from the main road. The prevailing form of development features a staggered arrangement (in relation to the front building line and the overall height) of houses with diverse scale and design, together with a variation in levels along this part of the village. Thus, there is no distinctive development pattern to which any new dwelling proposals ought to have regard.

5.2.3 Overall, it is considered that the design of the proposed dwellings is acceptable in this context and would not be out of character in relation to the scale, bulk and mass of other properties in the area, and the proposed materials are also acceptable. Given the above, the proposal is considered to be in accordance with Policies DES1, EP1 and H2 of the Monmouthshire LDP.

5.3 Neighbour amenity

5.3.1 There is a reasonable gap between the proposed dwellings and the neighbouring properties, Beckstone House and Wenvoe. House One will have two first floor bedroom windows facing Beckstone House and the gap between the two houses is less than the standard privacy distance of 21m. However, the proposal has been amended so that the first floor windows on the west elevation of House One are at or around the level of the ground floor windows to Beckstone House (due to Beckstone House being built on a higher parcel of land). Therefore, owing to the levels and the angles of these windows, it is anticipated that overlooking will be minimised and the relationship would be acceptable.

5.3.2 In terms of overshadowing, due to the orientation of the proposed dwellings, the proposal would cause some loss of light during the late afternoon. However, there used to a group of mature trees around the outer edge of the site, which cast a significant shadow over the neighbouring property, Wenvoe. Subsequent to the previous permission, some of the trees have been maintained and some removed by the applicant, which has improved natural light into the garden area and rear elevation of the neighbour. This neighbour has also expressed support for this application due to improvements that he has noted and the improved safety of users of the A48. On balance, the proposal is considered to make a positive contribution towards the living conditions of the neighbouring property and ought to be supported in this regard.

5.4 Flooding issues

5.4.1 The proposal is in a zone C2 flood plain as defined by TAN15. Inside such an area new residential dwellings, classed as highly vulnerable development, are not permitted. The site is brownfield land and is within a designated main village (Policy H2 of the LDP) which allows for new residential development and/or residential redevelopment or subdivision of large dwellings, subject to detailed planning considerations, including there being no unacceptable adverse impact on village form and character and surrounding landscape, and other policies of the LDP that seek to protect existing retail, employment and community uses.

5.4.2 It is acknowledged that the proposed site is within a zone C2 flood plain. However, the site has been subject to engineering works which have sought to address the flooding issue, ensuring the existing and proposed dwellings are in effect aken out of the C2 Flood Zone. NRW has confirmed that their initial concerns over flooding have been addressed and they do not object to the planning application. They confirmed that the FCA has satisfactorily demonstrated that there is likely to be sufficient flood storage upstream of the proposed development site (as indicated on page 4 of the FCA) and, that flood waters are not predicted to overtop the existing riverbank (left bank looking downstream) with a blockage scenario on the existing A48 bridge. This will remove the likelihood of the overland flood flow developing during an extreme 0.1% (1 in 1000 year) event which has previously been established in earlier FCAs to affect the site in question. The reason for this is there is sufficient and natural floodplain storage upstream of the A48 Bridge that will accommodate such extreme flows and will reduce the impacts of flooding at the bridge and the proposed development site. NRW consider that there is not likely to be an increase in flooding elsewhere post development. Since the

engineering works in relation to flood mitigation have already been completed on site, NRW has no request for any additional conditions. Given the above, there is no objection to the proposal on flooding grounds.

5.5 Highway matters

5.5.1 The Council's Highways Department offers no objection to this application and the principle of the application for two dwellings is supported at this location. The level of the driveway would be raised in conjunction with the proposal and this level would improve the gradient for access/ egress and offer a safer point of access for the users.

5.5.2 It is considered that there is sufficient on-site parking and turning provision within the site; it would be advisable to mark out the parking spaces so that they are used efficiently. The width of access is to be reduced as it is excessively large. This must be reduced to a maximum width of 5m. In terms of drainage for the access and driveway, it is proposed to discharge into an existing soakaway. The location of which needs to be clarified.

5.6 Biodiversity

5.6.1 Natural Resources Wales advises that the development will need to be subject to an EPS licence before work can commence at the site. The Council's Ecologist also advises that taking into account the loss of potential roosting sites and the foraging/commuting network that the Mounton Brook and associated vegetation provide it would be appropriate and in line with LDP Policy NE1 and our duties under the Environment (Wales) Act 2016 to provide enhancements for bats within the new dwellings as suggested in the submitted report. As such a condition for a restoration and enhancement plan is requested.

5.7 Welsh Water

5.7.1 Welsh Water was consulted and no objection has been received; it is advised that no surface water and or land drainage should be allowed to connect directly or indirectly with the public sewerage network. Also, the applicant should be made aware that the proposed development site is crossed by two sewers and no development shall be carried out within 3 metres either side of the centreline of the 150mm public sewer and 5 metres either side of the centreline of the 400mm public sewer. It is considered that this element is controlled by other legislations (a matter between the developer and Welsh Water). Therefore, an informative will be used to inform the developer.

5.8 Affordable Housing Contribution SPG

5.8.1 Any planning application submitted after 1 April 2016 is liable to the provisions of the adopted Supplementary Planning Guidance (SPG) on Affordable Housing. Section 4.4 B1 on page 8 indicates that prior to any planning permission being granted, an applicant for a single dwelling will need to enter into a Section 106 Planning Agreement to pay a contribution towards affordable housing in the housing market in which the site is located. In this case, this amounts to £27,161. The applicant had submitted further information in respect of a viability assessment and it has been found that this proposal is not financially viable due to abnormal costs, including land engineering and specialised foundations. Therefore, requesting a S106 agreement for a contribution towards affordable housing would not be reasonable in this instance.

5.9 A response to the Mathern Community Council

5.9.1 Mathern Community Council considers that this proposal represents overdevelopment of the site. This part of Pwllmeyric is characterised by a mix of housing types, differing in form and style with varied plot sizes. In this regard the proposal is considered to be acceptable and would not harm the streetscene or the character of the village.

5.9.2 There is an objection from the Community Council about additional traffic generation at a very dangerous point on the A48. The Council's Highway Department does not object to this application as one additional dwelling at this location does not adversely affect traffic movements in this part of Pwllmeyric. In addition, the site access would be improved to provide better visibility splays and there is ample space for on-site parking and turning provision, allowing vehicles to exit the site in a forward gear. Given the above, there is no objection to this application.

6.0 **RECOMMENDATION: APPROVE**

Conditions:

1. Standard 5 years in which to commence development.
2. The development shall be carried out in accordance with the approved plans.

Pre-commencement conditions

3. The hereby permitted works shall not in any circumstances commence until the local planning authority has been provided with a copy of the final Method Statement detailing bat mitigation. The Method statement shall be implemented in full and any subsequent amendments provided to the Local Planning Authority for record and enforcement purposes.

Reason: To safeguard individuals and the resting place of a European Protected Species in accordance with the Conservation of Habitats and Species Regulations 2010.

4. Prior to the commencement of works a Green Infrastructure Restoration & Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority. Restoration and enhancement shall include as a minimum;

- Bankside habitat restoration – to include replanting of native species
- Bat and Bird Enhancements – provision of bat/bird boxes

The Scheme shall be implemented as agreed, it shall include the following as a very minimum;-

- 1) Purpose and objectives for the proposed works
- 2) Detailed working methods to achieve stated objectives
- 3) Extent and location of proposed works/enhancements on appropriate scale maps and plans.
- 4) Type and source of materials to be used where appropriate, e.g. native species, planting specifications, types of roosting provision
- 5) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- 6) Details of initial aftercare and long-term maintenance.

The Green Infrastructure Restoration and Enhancement Plan shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To restore supporting habitat of protected species (otter), and provide enhancements for section 7 species in accordance with Environment Act (Wales) 2016 and LDP policies S13, NE1 and G11.

5. No development, demolition, earth moving shall take place or material or machinery brought onto the site until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include:

- 1) Details of measures to protect the watercourse from incidental pollution during development
- 2) Details of the measures to safeguard Otter during development e.g. no work after dusk or before dawn, sensitive lighting, and no trenches left open overnight. The construction Method Statement shall be completed in consultation with an appropriately experienced ecologist.

Reason: To safeguard the biodiversity interest of the watercourse in accordance with LDP policy NE1 and the Environment (Wales) Act 2016.

Regulatory Conditions

6. Any entrance gates provided shall not open outwards and shall be set back a minimum of 5m from the highway boundary. Reason: So that any vehicles serving the site may be parked off the carriageway when opening/closing the gates.

7. Notwithstanding the hereby approved plans, the width of the access shall be reduced to 5m maximum.

8. Any new soakaways shall be at least 5m away from the highway.

9. No surface water and/ or land drainage shall connect directly or indirectly to the public sewerage system.

9. Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be attached to the buildings or be positioned in the curtilage so as to illuminate the watercourse to the western and southern boundaries of the site.

Reason: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with LDP policy NE1

10. No works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the building(s) for active birds' nests immediately before the work commences and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure that nesting birds are not disturbed by development works and to enable the Local Authority to fulfil its obligation under Section 25 (1) of the Wildlife & Countryside Act (1981) as amended.

Informatives:

Please refer to letter from Welsh Water, dated 15/02/2017, for more information.

BATS- Please note that Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

NESTING BIRDS – Please note that all birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

OTTER - Please note that otters are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This protection includes otters and places used for resting up, breeding, etc. whether an otter is present at the time or not. If otters are disturbed during the course of works, all works must cease and Natural Resources Wales contacted immediately. Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.