

**DC/2016/01203**

**BUILD A DETACHED DWELLING ON AN EXISTING GARAGE PLOT (REVISION OF PREVIOUSLY WITHDRAWN APPLICATION DC/2015/00386)**

**LAND AT SUNNYBANK, ABERGAVENNY**

**RECOMMENDATION: APPROVE**

Case Officer: Kate Bingham  
Registered: 16/05/2017

**1.0 APPLICATION DETAILS**

1.1 The application relates to an existing garage on a small plot on Sunnybank which is within the Abergavenny Conservation Area. It is proposed to demolish the existing building and replace it with a one bedroom dwelling.

**2.0 RELEVANT PLANNING HISTORY**

DC/2015/00386 - Demolition of existing garage and construction of detached 2 bedroom 2 storey house. Withdrawn June 2016.

**3.0 LOCAL DEVELOPMENT PLAN POLICIES**

S1 – Spatial Distribution of New Residential Development  
S4 – Affordable Housing  
S12 - Transport  
S13 - Landscape, Green Infrastructure and the Natural Environment  
S17 – Place Making and Design

H1 - Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements  
EP1 – Amenity and Environmental Protection  
DES1 – General Design Considerations  
MV1 – Development and Highway Considerations  
HE1 – Development within Conservation Areas

**4.0 REPRESENTATIONS**

**4.1 Consultation Responses**

Abergavenny Town Council – recommend refusal. No parking facility. Recommends site visit as not in keeping with the local environment.

Dwr Cymru - Welsh Water – No objection. Note to applicant.

MCC Highways - Object to the application on the grounds there is insufficient off-street car parking being provided for the property in accordance with the Monmouthshire Parking Standards and the loss of car parking provision as a consequence of the development. Based on the lack of car parking provision it is assumed that the occupiers are expected to park on-street. Sunny Bank and the immediate area suffers from a very high level of on-street parking which has in fact become saturated due to the fact there is very little off-street parking available for the surrounding properties.

The application site in its existing form is an off-street car parking area which once served one of the neighbouring properties. As a consequence of the proposal available off-street parking provision has been lost resulting in the occupiers of that property having to park on-street contributing to the existing on-street parking problem. This will be further exacerbated by the on-street parking contributed by the proposed new dwelling.

MCC Housing Officer – Application received prior to Affordable Housing SPG being adopted. Therefore unreasonable to request financial contribution.

MCC Heritage – No objection following amendments.

#### 4.2 Neighbour Consultation Responses

Two representations received. Object on the following grounds;

- The land in question is barely spacious enough for the garage that is there let alone a house.
- It would not be in keeping with the local environment.
- Note the required legal distance from the junction of Sunnybank and Merthyr Road.
- Parking in the street is already poor with residents from Park Street, Merthyr Road and Victoria Street all taking up the valuable spaces of residents living in Sunnybank when they can't park in their own streets.
- The space in front of the proposed building is already regularly utilised for parking in an already congested parking area. There is no dropped kerb indicating current access.
- Concerned for further vehicles being parked in an area which has many children residing in the vicinity of the proposed build and also of those accessing the community centre.
- The proposed building will sit in a conservation area and I feel that the plans do not represent building in-keeping with the traditional style of the Sunnybank /Park Street area.
- The proposed ridge line is above that of the already existing masonry shed which will reduce the existing outlook.
- Concerns about the proximity of the build to retaining walls which may require maintenance in the future.
- Concerned that this application has been resubmitted when there are issues in regard to tree and water which remain an issue of concern to those parties.

#### 4.2 Other Representations

Abergavenny Civic Society - The applicant's response to criticisms of the proposals in DC/2015/00386 represent an appreciable improvement, though it is difficult to relate some of the schedule of materials to the elevation drawings, particularly the buff brick elements. The use of 'soft red' brickwork may be better than rendering, but the colouring will need to be carefully checked to be in character with the limited amount of red brick used in the area. Vertical oak boarding is not a vernacular material and is used in a way that looks rather '1960s' but if left to weather naturally may be acceptable. The 'arched' horizontal side window would be simpler without the arch.

## 5.0 **EVALUATION**

### 5.1 Principle of Development

5.1.1 Development boundaries have been drawn for the Main Towns, within which new build residential development/redevelopment or conversion to residential, or subdivision of large dwellings or re-use of accommodation such as upper vacant floors in town centres will be permitted subject to detailed planning considerations and other policies of the LDP that seek to protect existing retail, employment and community uses. As the site is within the development boundary of Abergavenny and not allocated for any other use then new residential development is acceptable in principle.

## 5.2 Visual Amenity and Impact on the Abergavenny Conservation Area

5.2.1 The existing garage has no architectural merit being single skin brickwork and render with a corrugated cement fibre roof. The existing garage is approximately 3.5m tall to the ridge and 2.7m to the eaves. The proposed new building will be approximately 6.5m tall to the ridge and 5m to the eaves. The building will be constructed from clay brickwork with natural oak vertical boarding to the front elevation. The roof will be natural slate and the windows and doors powder coated aluminium. Following discussions with the Heritage Officer and a previously withdrawn application, the building has been simplified with the use of a traditional pitch, removal of roof lights and a more modern approach to the fenestration on the front elevation.

5.2.2 As a stand-alone building the applicant did not wish to provide a building that replicated the terrace opposite in all of its form and materials. The prevalent materials of surrounding buildings are that of white painted render and natural coursed stone (where not painted), with brick detailing in smooth-faced yellow brickwork. It is considered that a simpler palette of materials is more appropriate on a detached small frontage such as this. As such a more contemporary approach has been taken on the front elevation to bring a distinctness to the structure.

5.2.3 In conclusion, it is considered that the proposed dwelling by virtue of its scale, design and materials, will preserve or enhance the character and appearance of the Abergavenny Conservation Area and the development is in accordance with Local Development Plan (LDP) Policies HE1 and DES1.

## 5.3 Residential Amenity

5.3.1 The difference in height between the existing and proposed buildings means that the upper part of the new building will now be visible to neighbouring properties to the east but this will be over a distance of approximately 21m from the end elevation of the nearest dwellings. Overall therefore it is considered that the proposed dwelling will have a minimal impact on the surrounding residential properties and therefore will be in accordance with Policy EP1 of the LDP.

## 5.4 Access and Parking

5.4.1 No vehicular off-street parking is proposed as part of the development. For new residential dwellings the Monmouthshire Parking Standards specify one car parking space to be provided per bedroom per dwelling with a maximum of three car parking spaces per dwelling. The development as proposed does not offer the minimum requirement of one off-street car parking space, and therefore does not satisfy the requirements set out in the Monmouthshire Parking Standards.

5.4.2 Notwithstanding an objection from Highways, it should be noted that the existing garage has been in constant use for the past 20 years rented as a business for storage of signage. The road space in front of the gated access to the garage is available as an access

clearway and for occasional parking (when access not in use) and this space would become a permanent on-street parking space should the dwelling be approved. Given the town centre location, the small scale of the property and the overall need for new housing (especially lower-cost housing) then on balance it is considered that the lack of parking is not sufficient to refuse the application in this case.

## 5.5 Response to Other Objections

5.5.1 With regard to existing retaining walls, this will be taken into account by the developer in the event the scheme is approved and should result in an improvement of the existing retaining wall situation. Structural integrity of the wall is dealt with outside the planning process.

5.5.2 Right to a view is not a material planning consideration.

## 5.6 Biodiversity Considerations

5.6.1 The Council's Biodiversity Officer considers that the detached garage provides negligible bat roosting potential. This decision has been informed by conducting a site visit and an assessment of the Bats in Buildings Part A: applicants building information record and local biodiversity records (SEWBRc, 2015). Therefore, further information with regards to bats is not required in this instance. However, as the scheme involves demolition of this building an informative in relation to the legal protection of bats should be included on any consent.

## 5.7 Well-Being of Future Generations (Wales) Act 2015

5.7.1 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.

## 6.0 **RECOMMENDATION: APPROVE**

### Conditions;

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	Prior to commencement of development, samples of bricks to be provided and agreed.
4	Prior to commencement of development, details of the door to be provided at a scale of 1:50.

### Informatives;

1. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

2. Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2012 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).