

Application Number: DC/2017/00623

Proposal: Construction of sustainable low energy Eco-House dwelling with landscaping and surface car parking, plus new access/egress onto Hardwick Hill Lane by part demolition of existing garden boundary wall and replacement iron railings

Address: Lower Hardwick, Hardwick Hill, Chepstow, NP16 5PN

Applicant: Mr Adam Vers

Plans: 023/2015/04 - D, 023/2015/08 - G, 023/2015/15 - , 023/2015/16 - B, 023/2015/03 - A, All Proposed Plans 023/2015/05 - D, 023/2015/06 - G, 023/2015/07 - J, 023/2015/01 - , 023/2015/02 - A,

RECOMMENDATION: approve

Case Officer: Mr David Wong

Date Valid: 20.07.2017

1.0 APPLICATION DETAILS

1.1 Lower Hardwick is a Grade II listed building sited in spacious grounds (it has group value with the listed Ashfield House opposite) and is located within the Chepstow Conservation Area. It was built in the early part of the 19th Century and was part of the Mount Pleasant development following the creation of a new road agreed by the Chepstow Turnpike Trustees in 1808. Lower Hardwick is located on a steep hill, fronting the main road, Hardwick Hill, adjoining Newport Road that is part of the A48. The whole property is an 'island' site backed by Hardwick Hill Lane and Steep Street.

1.2 Planning applications were approved for the conversion (with extension) of an existing single storey outbuilding into an apartment and the erection of three dwellings within the garden curtilage of Lower Hardwick. Subsequent to the planning approvals, the grounds have been sold to the current applicant. This application is for an additional residential unit at the western corner of the site. The proposal comprises a detached dwelling. Due to the topography of the site, the majority of the proposed ground floor will be submerged into the ground. Therefore, by doing so, it would give an impression that this proposal is a single storey property when viewed from outside the site. As part of the application, a new access is proposed, requiring a section of the listed wall to be altered.

1.3 After consultation with the Council's Heritage Management Officer, the applicant has agreed to amend the scheme to reduce the overall height by approximately 450mm and the shape of the roof has been altered from a curved roof to a lean-to roof. The proposed dwelling now measures some 6.5m in height (the highest part of the roof), 8.6m in depth and 11.8m in length. As mentioned previously, a new access point is being proposed to serve this proposal, which will be formed on Hardwick Hill Lane. The wall is part of the Listed Building and therefore, required a Listed Building Consent, which has recently been assessed and approved (DC/2017/00624).

1.4 This Application is referred to Committee by the Council's Delegation Panel.

2.0 RELEVANT PLANNING HISTORY

Reference Number	Description	Decision	Decision Date
DC/2014/01485	Retention and completion of boundary wall.	Approved	28.08.2015
DC/2014/01486	Retention and completion of boundary wall and fence.	Approved	28.08.2015
DC/2017/00371	Non-material amendment relating to DC/2015/00931 (Omission of basement area to unit no.3); erection of three dwellings and formation of new access.	Approved	28.06.2017
DC/2014/00251	Revised scheme to that approved by DC/2011/00505. to provide a new apartment with associated works.	Approved	24.09.2014
DC/2011/00504	One new apartment with associated works.	Approved	21.03.2013
DC/2005/00053	Conversion Of Existing Single Dwelling House Into Six Self Contained Flats.	Approved	20.06.2006
DC/2015/00932	Erection of three dwellings and formation of new access.	Approved	20.01.2016
DC/2004/01098	Erection Of One Detached Dwelling & Conversion Of Existing House Into Five Self Contained Flats	Approved	19.06.2006
DC/2008/00909	Conversion of existing house to flats, additional dwellings in the grounds.	Refused	19.01.2009
DC/2008/00908	Conversion of existing house to flats and four dwellings in the grounds.	Refused	16.01.2009

DC/2015/00931	Erection of three dwellings and formation of new access.	Approved	15.01.2016
DC/2014/00253	Revised scheme to that approved by DC/2011/00505, to provide a new apartment with associated works.	Approved	13.10.2014
DC/2011/00505	One new apartment with associated works.	Approved	13.03.2013
DC/2012/00279	Conversion of one dwelling into five flats	Approved	11.10.2012
DC/2011/00517	Modify condition 7 of approved application M12066 to extend life of permission to 19th June 2016	Approved	11.10.2012
DC/2009/00641	Conversion of existing building to apartments with associated works	Refused	08.06.2010
DC/2009/00643	Associated works in connection with three new dwellings.	Approved	08.06.2010
DC/2009/00650	One new apartment with associated works.	Refused	08.06.2010
DC/2016/01425	Non material amendment in relation to planning permission DC/2015/00931 - Separation of units 2 and 3, to be detached units with chimney in common only.	Approved	05.01.2017
DC/2011/00506	Three new dwellings with associated works	Approved	03.10.2012
DC/2011/00507	Three new dwellings with associated works.	Approved	03.10.2012

DC/2009/00649	One new apartment with associated works.	Refused	03.06.2010
DC/2009/00640	Conversion of existing building to apartments with associated works	Refused	03.06.2010
DC/2009/00642	Three new dwellings with associated works	Refused	03.06.2010
DC/2017/00624	Construction of sustainable low energy Eco-House dwelling with landscaping and surface car parking, plus new access/egress onto Hardwick Hill Lane by part demolition of existing garden boundary wall and replacement iron railings (LISTED BUILDING CONSENT)	Approved	11.06.2018

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP Spatial Distribution of New Housing Provision
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design
S4 LDP Affordable Housing Provision

Development Management Policies

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

4.0 REPRESENTATIONS

4.1 Consultation Replies

Chepstow Town Council - There is no objection from the Chepstow Town Council; they recommend approve provided that the layout of the entrance and exit of the site matches those of the existing residences opposite the development.

MCC Highways Department - No objection to the proposal.

Cadw - There are no scheduled monuments or registered historic parks and gardens within the vicinity of the proposed development. We therefore have no comment to make on the proposed development.

Welsh Water - There is a sewer crossing the application site but no objection to the proposed development; standard condition and advisory notes are suggested.

Chepstow Society - There are strong objections to yet another dwelling within the former grounds of Lower Hardwick; it does not fit into this area of traditional and Georgian housing in Steep Street and on Hardwick Hill. The proposal of another entrance onto Hardwick Hill Lane is unnecessary as it is very narrow (two cars cannot pass each other); a wide gateway already exists onto this site at the top of Steep Street.

4.2 Neighbour Notification

Altogether, there are two neighbour objections to a new access onto Hardwick Hill Lane on safety grounds as it is frequently used by pedestrians. Hardwick Hill Lane is very narrow and there is already a wide entrance into Lower Hardwick on top of Steep Street.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 The proposed site is within the Chepstow Town Development Boundary (Policies S1 and H1 of the Monmouthshire Local Development Plan). Therefore, planning permission would normally be granted for residential development in this location subject to detailed planning considerations.

5.2 Effect on the Chepstow Conservation Area

5.2.1 Policy HE1 of the Monmouthshire Local Development Plan (LDP) applies as the site is within the Chepstow Conservation Area. It is noted that properties in this part of Chepstow are different in terms of both architectural design and plot size, and there is no formal building line that any new development ought to follow. The Council's Heritage Management Officer was consulted and has offered no objection to this proposal.

5.2.2 The site is enclosed by a tall stone wall (some 2.5m high on average) and trees. It is noted that some of the trees were removed as part of the previous planning permission. Therefore, there are gaps between trees but the ground levels of the site are much lower than the adjacent highway. The proposed dwelling would be set back from the site and it would be built into the ground. In effect, the proposal would be seen as single storey high from outside the boundary wall. It is considered that the design and scale of the proposal are acceptable. In addition, a landscaping scheme is proposed to soften the presence of this proposal in the long term. Given the above, it is considered that the proposal would have the effect of preserving the character and appearance of this part of the Conservation Area, in accordance with Policy HE1 of the LDP.

5.3 Effect on the listed building

5.3.1 Lower Hardwick is a Grade II Listed Building. Thus, any proposed development within the curtilage of the listed building should relate sensitively to the parent building in terms of scale, location, design, detail and materials, and should avoid dominating its appearance as advised within national policy guidance for listed buildings.

5.3.2 A section of the existing stone boundary wall (a listed wall) is proposed to be altered to provide a new access to serve this proposal; this element has been assessed under a separate Listed Building Consent and it was considered that the resulting proposal would have some visual impact on the streetscene. However, the predicted level of visual impact was considered unlikely to cause a significant adverse impact upon the listed building itself due to its location. In addition, this proposal is behind the recently approved dwellings, away from Lower Hardwick. The Heritage Management Officer has advised that although the proposed entrance is an intervention in an historic wall it is not sufficiently intrusive to merit refusal. Similarly the alteration to the wall would not harm the character or appearance of the Conservation Area, leaving its character preserved. Therefore, there is no objection to this element.

5.4 Design

5.4.1 It is considered that the mass of the proposal is modest and is comparable to some of the nearby properties and moreover, it would be set into the slope of the site to reduce its impact. In addition, it is noted that there is no predominant style or grain regarding the adjacent development, with properties having been built at different times and with further infill development, in different styles.

5.4.2 The Council's Heritage Management Team has advised that the design of the proposal will not be in direct competition with the listed building, it being designed to be from its own time as a quality building as opposed to modern pastiche. This is considered an acceptable approach in this context. In addition, it is now proposed to plant additional trees around the perimeter of the proposed site; this will have the effect of softening the presence of this proposal when viewed from outside of the site. Given the above, it is considered that this application complies with Policy DES1 of the LDP and the national policy for listed buildings, and the listed building's character and appearance and its setting would be preserved.

5.5 Air Pollution and Highway Safety

5.5.1 It is acknowledged that the air quality of this part of Chepstow is monitored and if this application were to be approved, coupled with the development at Lower Hardwick, there may be traffic inconvenience on Steep Street during construction phases. However, this element is short term and can be controlled via a construction management plan to minimise disruption to the users of Steep Street. The impact on air quality of one additional dwelling in this location would be negligible.

5.5.2 The Council's Highways Department has been consulted and there is no highway objection. It is considered that the overall movements created from this proposal would be insignificant. The proposal also meets guidelines set out in the Monmouthshire Parking Standards. There is ample space for turning, parking and waiting to allow free flow of traffic in and out of the site, in accordance with Policy MV1 of the LDP. Also, the site is in a sustainable location as it is within easy walking distance of the town centre as well as public transport. It is accepted that Hardwick Hill Lane is a narrow highway but there are no highway concerns from the Council's Highways Department about the proposed access and the creation of an additional dwelling in this location.

5.6 Residential Amenity

5.6.1 Owing to the orientation of the site in relation to the new dwellings approved under application DC/2015/00931, the proposed dwelling would be unlikely to cause an unacceptable loss of light to those dwellings.

5.6.2 In terms of overlooking impact, as well as the separating distance (i.e. there is normally expected to be 21m between directly facing habitable room windows), the difference in site levels and the viewing angles are also part of the assessment. The topography of the site, layout, orientation and distance of the proposed dwelling from these new dwellings DC/2015/00931 would be such that neighbours' living conditions would not be adversely affected to a degree that would be unacceptable.

5.7 Response to the Representations of the Chepstow Town Council and the neighbours' concerns

5.7.1 There is no objection from the Chepstow Town Council; they recommend approval provided that the layout of the entrance and exit of the site matches those of the existing residences opposite the development.

5.7.2 As part of this application, a section of the existing stone boundary wall (a listed wall) is proposed to be altered to provide a new access to serve this proposal; this element has been

assessed and approved under a separate Listed Building Consent as it was considered that the visual impact of this proposal would be unlikely to cause a significant adverse impact upon the listed building itself. In addition, there is no objection from the Council's Highways Department about the proposed access, parking and the turning arrangement. Therefore, this element is considered to be acceptable.

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

5.8.1 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.

5.9 Affordable Housing Financial Contribution

5.9.1 It is a basic principle of Local Development Plan Policy S4 that all residential developments (including at the scale of a single dwelling) should make a contribution to the provision of affordable housing in the local planning area. As this site falls below the threshold at which affordable housing is required on site, the calculation of the financial contribution will be conducted by per the adopted SPG for Policy S4 by the Council's Housing Officer. In accordance with this policy, the applicant has agreed to pay a contribution of £20,000.

6.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following: An affordable Housing Financial Contribution of £20,000.

S106 Heads of Terms

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

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.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place.

4 Before the approved development is first occupied the access shall be constructed in accordance with the approved plan.

REASON: To ensure the access is constructed in the interests of highway safety.

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

REASON: To safeguard the landscape amenities of the area.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To safeguard the landscape amenities of the area.

7. No surface water and/or land drainage shall be allowed to connect (either directly or indirectly) to the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

8 No occupation of the proposed dwelling shall take place until car parking provision has been provided in accordance with the approved plan.

REASON: To ensure provision is made for the parking of vehicles.

9. A traffic management method statement / programme of works, including the method of delivery, storage of materials and the construction period, shall be submitted to and approved by the Planning Authority prior to any works commencing on site. The development shall be carried out in accordance with that approved method statement / programme.

REASON: To ensure a coordinated layout and in the interests of highway safety.