

Application Number: DM/2018/01028

Proposal: Erection of detached two bedroom bungalow.

Address: 62 Caldicot Road Rogiet Caldicot Monmouthshire NP26 3SG

Applicant: Mrs Julie Hand

Plans:

RECOMMENDATION: Approve

Case Officer: Ms Kate Young

Date Valid: 20.06.2018

1.0 APPLICATION DETAILS

1.1 No 62 Caldicot Road is a two storey semi-detached dwelling with a detached garage to the side, that fronts onto the B4245. It has a vehicular access to the front. The site is located within the Rogiet Development Boundary. The application seeks the demolition of the detached garage and the erection of a two bedroom detached bungalow with a vehicular access shared with the existing property. Parking provision would be provided for two cars at the front of the site. Since the original submission the design of the bungalow has been amended to provide a hipped roof.

1.2 The application is being presented to Committee at the request of the local member.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01028	Erection of detached two bedroom bungalow.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S1 LDP The Spatial Distribution of New Housing Provision
- S4 LDP Affordable Housing Provision
- S13 LDP Landscape, Green Infrastructure and the Natural Environment
- S16 LDP Transport
- S17 LDP Place Making and Design

Development Management Policies

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

4.0 REPRESENTATIONS

4.1 Consultation Replies

Rogiet Community Council - no response received.

MCC Housing Officer - 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. The calculation of the financial contribution of £9982.00

The calculator does not assess whether or not the scheme can afford the policy compliant amount of affordable housing. Should there be issues of viability a full viability assessment would need to be undertaken.

The Council does not wish to hinder the supply of dwellings from self-builders who could be building to meet their own needs. Therefore, such self-builders will not be required to make a financial contribution. Should this application fall into that category details of how to claim an exemption under the self-build provision are set out in B.2. of the Council's Affordable Housing Supplementary Guidance document (page 9).

MCC Highways - The application is for the construction of a 2 bedroom detached bungalow within the existing property boundary of No. 62 Caldicot Road. The existing plot will be sub-divided into 2 by the use of close boarded fencing.

The Application states that the proposal will utilise the existing drop kerb access to/from the public highway currently serving No. 62. A shared-use drive/turning area/parking hardstanding will be utilised by the existing and proposed dwellings.

No change to the existing public highway access arrangement.

The proposal will provide sufficient parking and turning area for 3 No. vehicles serving No. 62 and 2 No. vehicles for the new dwelling.

The proposal states that the shared-use driveway will be constructed in permeable paving.

No Highways grounds for objection.

Local Member - may I provide my objection for the following planning application for an erection of a detached 2 bedroom bungalow. My objections are in respect to the unsuitable site of a back garden development. The design will not fit in with the local houses in the area and it will increase the amount of traffic to the existing property which resides on one of the busiest roads in the area (B4245 Caldicot Road, Rogiet). I ask that this application is brought to full planning committee for the above reasons.

4.2 Neighbour Notification

Letters of objection received from two addresses.

Too many houses being built in gardens which is unsafe for other residents

Increase in traffic

Other properties have trees and hedges in their gardens

Impact of the safety of surrounding houses and gardens

Increase in the density of housing which would not have been allowed originally

Creating poor quality plots with little parking or amenity space.

5.0 EVALUATION

5.1 Principle of the proposed development

5.1.1 The plot is located within the Rogiet Development Boundary which is part of the wider Severnside settlement. Both policies S1 and H1 of the LDP presume in favour of new residential development within settlement boundaries subject to detailed planning considerations. The plot is of sufficient size to provide for a new dwelling and to ensure that both the existing and the

proposed dwelling have adequate parking and amenity space provision. The principle of a new dwelling in this location is acceptable and policy compliant.

5.2 Design

5.2.1 This area of Rogiet is characterised by semi-detached two storey dwellings on a defined building line, facing towards the main road. The proposal is for a bungalow set further back in the plot. Although this does not accord with the established settlement pattern of the area, the proposal will not have an adverse impact on the street scene, given that it is set at a slightly lower level and away from the road. Providing a hipped roof will help to reduce the impact further. The proposed bungalow will not be visually prominent within the street scene. While not conforming to the established street pattern the proposed bungalow will not cause harm to the street scene because it will not be visually prominent. The proposed bungalow will be finished in materials to match the existing dwelling with concrete roof tiles, brickwork walls, cast stone cills and white uPVC fenestration details, fascias and bargeboards. As regards to finishing materials the dwelling will be in keeping with the character of the area. The proposal, while not strictly reflecting the form and siting of the surrounding residential properties, does respect the scale and materials of the surrounding properties, it does maintain reasonable levels of privacy and does not have an adverse impact on the character of the area when viewed from public vantage points. Therefore the proposal does accord with the objectives of Policy DES1 of the LDP.

5.3 Affordable Housing

5.3.1 Policy S4 of the LDP requires that all new housing development makes a contribution to affordable housing within the County. Single dwellings are required to make a financial contribution for this and the amount will depend on the size and location of the proposed dwelling. In this case a two bedroom property in Rogiet will be required to make a contribution of £9982.00 which will be secured through a section 106 Legal Agreement.

5.4 Highway Safety

5.4.1 The proposal would share the existing vehicular access off the B4245, which is adjacent to the driveway for no. 60. There is a significant amount of hardstanding to the front of no. 62, sufficient to provide 3 parking spaces for the occupiers of that existing property. To the front of the proposed dwelling provision is being made for an additional two car parking spaces. There is also room within the site to turn a vehicle. The provision of 5 off street parking spaces is in accordance with the adopted Monmouthshire Parking standards. The amount of traffic generated by one additional property is negligible compared to the amount of traffic using the adjoining B road. The local highway network has sufficient capacity to accommodate the traffic generated by one additional dwelling. MCC Highway officers have no objection to the proposal.

5.5 Residential Amenity

5.5.1 This site is surrounded by residential properties. To the east of the site is no. 60 Caldicot Road, this property is set well away from the common boundary by approximately 9 metres. The existing garage of no 60 lies between the main house and the proposed bungalow. The principal windows of no. 60 face front and back, although there are two windows on the ground floor of the side elevation. Because of how the properties are orientated on the site and the fact that the proposed bungalow will be set further back in the plot there will be no overlooking and no significant loss of outlook. To the west of the proposed plot and attached to no.62 is no.64. The proposed bungalow is over 10 metres from the garden area of no.64, is single storey and would have no windows on the side elevation facing that property; there would be one door on the side which would contain some glazing. The garden of the existing property would be between the proposed bungalow and the existing property at no.64. This arrangement means that there is no loss of privacy and no unacceptable over-dominance. To the south of the site is number 5 Buckland Close, this property has a long rear garden and a high wall along the common boundary. There would be no direct overlooking of the site.

5.6 Ecology

5.6.1 The proposal would involve the demolition of the pre-fabricated detached garage to the side of the property. This garage is made of precast concrete with a flat roof of corrugated asbestos sheeting. The applicants completed a Bats in Buildings part A checklist, complete with photographs. It would appear that there is little potential for the garage to be used as a bat roost. An informative can be imposed reminding the applicant of their responsibility if any bats are found on site.

5.7 Response to the Representations of the Community Council, Local Member and objectors

5.7.1 The Local Member is concerned that the proposed bungalow is not in keeping with the character of the surrounding properties. While it is true that the bungalow will not match the prevailing character of two storey dwellings in the area, the bungalow will not be visually prominent and will not have an adverse impact on the street scene. The increase in traffic generated by this single dwelling is negligible compared to the traffic already using B4245 and there is sufficient capacity on the road network to accommodate the traffic generated from one additional dwelling. The letters of objection have come from properties that are not directly adjacent to the site and make general comments about the principle of additional dwellings in residential curtilages.

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.

6.0 RECOMMENDATION:APPROVE

Subject to a s.106 Legal Agreement requiring the following:

A financial contribution for the provision of affordable housing in the area.

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.

Conditions or 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.

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

3 Before dwelling hereby approved is first occupied the parking provision shall be constructed in accordance with the specifications on the approved plan.

REASON: To ensure adequate parking provision is provided in the interests of highway safety.

INFORMATIVES

1 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).