

Application Number: DM/2019/00118

Proposal: Renew outline approval DC/2012/00450 and DC/2016/00059

Address: Land opposite 5 Severn View, Caldicot

Applicant: Mr. Terence Collett

Plans: Site Layout MH-4448 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms. Kate Young
Date Valid: 25.01.2019

This application is presented to Planning Committee there is an objection from a statutory consultee

1.0 APPLICATION DETAILS

1.1 This application seeks to modify a condition to increase the time for submitting the reserved matters. In effect it is a renewal of a previously approved application for a single dwelling in an area of residential curtilage. In March 2016 outline planning permission was granted, with all matters reserved for a single storey, detached dwelling on land between the bungalow, Hermes, and Shakespeare Row. The site currently forms the detached front garden of No. 5 Severn View and houses a detached garage and an area of hard standing. It is situated within the development boundary of Caldicot.

The only material change since the previous approval has been the adoption of the SPG relating to affordable housing.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/00118	Renew outline approval DC/2012/00450 and DC/2016/00059	Pending Determination	
DC/2016/00059	Renew outline approval DC/2012/00450 that expires on March 6th 2016.	Approved	08.03.2016
DC/2012/00450	Outline building plot in front detached garden	Approved	06.03.2013

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S2 LDP Housing Provision
S16 LDP Transport
S17 LDP Place Making and Design
S4 LDP Affordable Housing Provision

Development Management Policies

MV1 LDP Proposed Developments and Highway Considerations
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
DES1 LDP General Design Considerations
H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Caldicot Town Council – Approve.

MCC Sustainable Drainage Body: Dependent on the details this may require SAB approval.

MCC Housing: 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 that will be required is £15,085

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

MCC Highways: The application is for the renewal of outline planning permission for the creation of a new dwelling.

Our highway comments to the previous application DC/2012/00450 remain unchanged in respect of this proposal therefore we would reiterate those comments as below:-

The proposal is for the existing garage associated with 5 Severn View to be demolished with the subsequent development of a new dwelling, and parking provision for the new and existing dwellings to be provided on site.

However, as noted, Severn View is a narrow private road with few formal parking places and has severely restricted turning ability. The vehicles using Severn View are also in part sharing the space with a local pedestrian route that provides effective connectivity within the neighbourhood, including connection to the busy local centre on Newport Road, as well as local schools and residential dwellings. In the interests of highway safety, we would not therefore be prepared to offer our support to this application as the additional traffic generated by the proposal will further exacerbate the existing situation.

The Highway Authority recommends that the application is refused on the grounds that any increased use of the private access road Severn View would be of detriment to highway safety at this location.

SEWBRc Search Results - No significant ecological record identified.

5.2 Neighbour Notification

None Received

6.1 EVALUATION

6.2 Strategic & Spatial Choices

Principle of Development

6.2.1 The application site which measures approximately 40 metres long by 8 metres wide is currently used as residential curtilage and contains a single garage which is accessed off Severn View. This is an outline application for a bungalow located in the centre of the plot, two car parking spaces for the existing property at the front of the site and parking provision for the proposed new dwelling would also be provided. The site is adequate to accommodate a modest bungalow and associated amenity space with a rear garden of approximately 11 metres. It is proposed to construct a bungalow to be in keeping with the modern bungalow, Hermes, on the adjoining plot. There is a concrete block wall surrounding the site. There is an extant planning permission for this development and the site is within the Caldicot Town Development boundary and therefore the principle of residential development is established. Policy S1 of the LDP allows for new residential development within the Severnside Development Boundaries. Policy H1 allows for new residential development in such locations subject to detailed planning considerations. In this area there is a mix of housing types on plots of various sizes. The site is not within a flood zone.

6.2.2 Policy S4 of the LDP requires that all new housing developments contribute 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 the financial contribution required for a dwelling of the size indicated would be £15,085. This would be secured through a section 106 Legal Agreement.

Impact on Amenity

6.2.3 The levels in this area rise from south to north so that the properties 1 to 5 Shakespeare Row are set at a higher level than the application site. These properties have rear windows facing into the site, but as these are more than 15 metres from the proposed bungalow there will be no significant loss of privacy or outlook. Residential amenity should not be compromised by this proposal and at the reserved matters stage it can be ensured that there are no windows installed on the southern elevation of the property which could result in overlooking of the adjacent property, Hermes. There would be a degree of overshadowing of the rearmost part of the gardens of Shakespeare Row as a result of the position of the proposed dwelling, but in that the proposal would be a bungalow, this impact would not be so harmful as to warrant refusal.

Sustainable Management of Natural Resources

6.2.4 This is an outline application so the exact size of the property is not known at this stage. It may be that SAB approval will be required, this will be known when the reserved matters are submitted. There is sufficient land available on the plot so it may be possible to accommodate soakaways for surface water.

6.2 Active and Social Places

Sustainable Transport Hierarchy)

6.2.1 This site is in an existing residential area. It is within easy walking distance to the amenities in Caldicot Town Centre. It is also positioned within walking distance of both a primary and a secondary school. The site is close to public transport links - both bus and train. The site occupies a sustainable location.

Access / Highway Safety

6.2.2 The main issue in this case is the impact on highway safety. Severn View is a narrow, no through, private road that currently serves twelve dwellings. The Council's Highway Engineer notes that Severn View has few formal parking spaces and has severely restricted turning ability. The vehicles using Severn View are in part sharing the space with a local pedestrian route that provides effective connectivity within the neighbourhood, including connection to the busy local centre as well as local schools and residential properties. Pedestrian crossings, local junctions and other vehicle access points are all located within the vicinity of the Severn View / Newport Road junction. It is noted that a section of Severn View between Masefield Road and Newport Road also forms part of a key pedestrian route and is subsequently shared with vehicles as no segregated pedestrian footway is provided. It must be decided if the traffic generated by one additional bungalow using Severn View would be so great as to compromise highway safety, especially to pedestrians. It must also be noted that the local school, West End, has now closed which has reduced the number of children using Severn View as a walkway to school. As this part of Severn View is a no-through road, children would not be using it as a 'cut-through' on their route to school and therefore should not be affected by vehicles reversing onto the road. The main part of Severn View is used by pedestrians but the increase in traffic resulting from one additional bungalow will not be so significant as to cause a danger to users of the highway. Moreover, the impact on the local road network has not changed since the previous planning approval in 2013.

Parking Provision

6.2.3 The current dwelling, 5 Severn View, has garaging for one vehicle but under the proposed plan no. 5 would have two dedicated off street parking spaces. These would have no turning facility but given the fact that this is a no-through lane which is lightly trafficked, this would not be a significant hazard to users of the highway and is arguably an improvement. Two car parking spaces would also be provided for the occupiers of the new dwelling. This is an outline application so there is no indication of the number of bedrooms to be provided. Under the currently adopted Parking Guidelines, one parking space would need to be provided for each bedroom so there may be a need for an additional space however given that this is a renewal application for a small property and the significant improvement resulting from the increase in the number of off road spaces to be provided, this is considered to be acceptable. There is sufficient space on the site to accommodate additional parking spaces, if needed.

6.4 Distinctive & Natural Places

6.4.1 This is an outline application which indicates the erection of one single storey dwelling. Detailed design will be considered as part of the reserved matters. There is a mix of house types in the area, the design of the dwelling can be such that that it respects the prevailing character of the area.

Landscape/ Visual Impact

6.4.2 The proposed dwelling will not be visually prominent in the streetscene. The properties to the north of the site are set at a much higher level. The proposed property will be similar in scale and position to the property to the south. There is a row of two storey terraced properties on the opposite side of the road. These will not be seen in the same context as the proposed dwelling will be set further back in the plot.

Green Infrastructure

6.4.3 This is a relatively small site for a single dwelling within an established residential area. There is no requirement for Green Infrastructure on a single plot although a landscaping plan will be required as part of the reserved matters.

Biodiversity

6.4.4 Policy NE1 of the LDP requires consideration to be given to nature conservation interests. In this case, the garage, which is of modern construction, is to be demolished. It is considered to have low potential as a bat roost and could be demolished in any case without the need for planning permission. Subsequently an ecological survey was not requested.

Flooding

6.4.5 The site is not within an identified flood zone.

Water including foul and sustainable means of drainage

6.4.6 Details of the foul and surface water drainage will be submitted as part of the reserved matters.

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

6.5.1 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.

6.6 Conclusion

6.6.1 There has been no significant material change in circumstances since this proposal was granted planning permission in 2016. The adopted LDP continues to be the extant plan. The impact on the neighbouring properties and highway safety remain the same as when the scheme was previously approved. The adoption of the SPG on Affordable housing means that the applicants are required to make a financial contribution towards affordable housing but this does not alter the principle of development or the detailed planning considerations.

7.0 RECOMMENDATION: APPROVE

Subject to a S106 Legal Agreement requiring the following:

S106 Heads of Terms

A financial contribution for affordable housing in the area of £15,085

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

1. Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called the reserved matters) shall be obtained from the Local Planning Authority prior to any works commencing on site.

REASON: The application is in outline only.

2. (a) Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
b) The development hereby approved must be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

2. Prior to the commencement of any works on the site the car parking provision for the occupiers of no 5 Severn View shall be laid out in accordance with the approved plan and that area shall not thereafter be used for any purpose other than the parking of vehicles.

REASON: To ensure provision is made for the parking of vehicles and to ensure compliance with LDP Policy MV1.