

DC/2013/00601

**THE DEVELOPMENT OF THREE DETACHED DWELLINGS ON AN INFILL SITE WITHIN THE SETTLEMENT BOUNDARY OF UNDY**

**THE ELMS, CHURCH ROAD, UNDY, CALDICOT, NP26 3HH**

**RECOMMENDATION: APPROVE**

Case Officer: Jo Draper

Date Registered: 18.10.13

**1.0 APPLICATION DETAILS**

- 1.1 The application site is situated within the Undy development boundary. It is situated immediately adjacent to a scheduled ancient monument (Medieval Moated site) and within an Archaeologically Sensitive Area. Originally this application proposed four detached dwellings with associated garaging, and this scheme was revised to three detached dwellings. There would be a single access serving all three dwellings, all of which are 4 bedroomed properties and are individually designed with different frontages although there are common features such as fenestration, roof materials and chimneys. Both plot A and plot B have projecting gables to the front; plot A is higher with a narrower footprint than that of plot B. Plot C has a simple symmetrical frontage. Each dwelling would have three car parking spaces and a single detached garage is proposed for Plots A and C with a double garage for Plot B.
- 1.2 The site layout has been designed to maintain the existing building lines within that street frontage. Plot A is set back from the highway, broadly level with the front of the neighbouring terraced row and no 2 Pembroke Court. Plot A faces east with the gable facing the highway, further detailing has been given to this gable with a chimney, coursed stone walling and decorative timber fascia boards being proposed.
- 1.3 The external materials proposed are made up of a slate roof with integrated solar panels on the front elevation of all of the dwellings, the facing materials are a mixture of facing brick, rough limestone and render. The garages would be simple ridged roof designs with facing brick and a slate roof to match the proposed dwellings with painted timber garage doors. The supporting information states that "*the houses have been designed to reflect the local character and fit comfortably into this suburban setting... the design ensures that there is minimal impact on neighbouring properties through the careful orientation of the houses to avoid overbearing and overlooking issues.*"
- 1.4 It is proposed also to create a public highway along the frontage including the section along the substation that will connect with the footpath that serves Pembroke Court.

**2.0 RELEVANT PLANNING HISTORY**

None

**3.0 LOCAL DEVELOPMENT PLAN POLICIES**

Strategic Policies

### Development Management Policies

EP1: Amenity and Environmental Protection

DES1: General Design Considerations

Policy H1 Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements

MV1: Proposed Development and Highway Considerations

## **4.0 REPRESENTATIONS**

### 4.1 Consultations Replies

With the exception of Glamorgan Gwent Archaeological Trust and Monmouthshire County Council Highways all consultation responses relate to the original planning application for four dwellings. The responses given to the original proposal are identified as such. All further responses submitted will be reported as late correspondence.

Magor & Undy Community Council: recommends deferral (this observation relates to the original proposal)

- Concerns expressed regarding access to the development, visibility splay is restricted by a large hedge to the left and the view of oncoming traffic from the bridge is reduced.
- Defer decision until Gwent Wildlife Trust and Natural Resources Wales have been consulted and biodiversity reports are made available.

MCC Biodiversity Officer:

An Extended Phase 1 report undertaken by Just Mammals Ecology (May, 2013) was submitted with this application. I am satisfied that the survey and assessment has been carried out in accordance with Phase 1 guidelines and by a suitably qualified ecologist. The report states that the development site consists of species poor, improved grassland with an area of dense bramble, elder and holly scrub located along the south eastern perimeter. The report concludes that the site is of negligible nature conservation value. In line with the recommendations detailed in section 9 of the Phase 1 report conditions are recommended accordingly.

MCC Highway Officer:

The proposed access road has been designed for suitable shared use which accommodates the safe passing of two way traffic. Visibility splays of 2m x 40m in each direction have been shown at the junction onto Church Road which is in accordance with the requirements as set out in Manual for Streets.

A new footway is proposed within the highway verge along the site frontage affording pedestrian links to the existing footway network in the immediate area.

A revised development proposal has been submitted which now consists of 3 detached dwelling units with external garages and driveway parking for each unit. The access road and proposed junction onto Church Road remains unchanged.

Having considered each individual unit and its associated parking we are satisfied that the revised proposal meets the criteria as set out in the supplementary planning guidance, Monmouthshire Parking Standards 2012 and Domestic Garages 2012.

There are no highway grounds to sustain an objection to the proposal subject to relevant conditions being attached.

Glamorgan Gwent Archaeological Trust (GGAT): approve subject to condition requiring a full archaeological evaluation.

The proposed development will require significant archaeological mitigation that is likely to require a substantial investment of time and resources if the application was granted. There is no objection subject to a condition ensuring that a programme of archaeological investigation be implemented prior to construction work. It is envisaged that the programme of archaeological work would take the form of a full excavation of the project area, as well as post excavation processing, analysis and the full reporting of the results. All archaeological structures, features and finds, including any human remains that are discovered will be required to be fully investigated and recorded.

Cadw: Awaiting response to revised plan; any received in the interim will be reported as late correspondence

Dwr Cymru-Welsh Water: No objection subject to relevant conditions being imposed

#### 4.2 Neighbour Notification

There have been 8 representations submitted, all in response to the original scheme for four dwellings, the main points of which are identified below, there have been no representations received in response to the revised scheme for three dwellings.

- Insufficient car parking resulting in cars parked on the road
- Visibility of access point is questioned
- Area contributes towards the lovely countryside view from home - restricting view from neighbour's property
- Roman remains on site
- Church Road is subject to flooding
- Lack of community provision in the village
- Devaluation of neighbouring property
- Drainage issues
- Noise intrusion
- Impact upon privacy
- Full scale archaeological investigation is required

#### 4.3 Local Member Representations

Objects to the residential development of the site (response to original scheme)

### 5.0 **EVALUATION**

This application is situated within the development boundary of Magor/Undy and therefore is acceptable in principle for residential development subject to detailed planning considerations. These are addressed below:

#### 5.1 Visual Impact

5.1.1 The proposed scheme has been significantly changed during the course of this application to ensure the proposal works with the site constraints. The development is physically constrained by sewerage pipes which run to the front and rear of the site. The development has also been reduced in density to avoid having an overbearing

impact upon neighbouring properties and to retain a more open aspect having regard to any impact upon the scheduled ancient monument to the rear.

5.1.2 The proposed development reflects the density of neighbouring development, although this proposal has a considerable amount of open space to the front, side and rear of the site. The development sits comfortably within the site and coupled with the landscaping provides a layout that is visually acceptable in this setting. In terms of street frontage, while Plot A is positioned so that the gable faces the highway, this reflects the orientation of the neighbouring property at Pembroke Court. This, coupled with the landscaping and proposed detailing to the gable, results in this aspect of the development being visually acceptable.

5.1.3 There is no prevalent house type in the area. Indeed with the exception of the terraced row at The Elms adjacent to the site, the surrounding area is characterised by a mix of modern development that has been constructed over the last 30 years. The proposed house types do not look out of character in this setting and subject to control of external materials to secure a good quality facing brick, stone and slate the proposed design would be visually acceptable. Control regarding boundary materials is proposed through a relevant planning condition to maintain the open plan frontage of Plots B and C, whilst the boundary wall visible to Plot A would be an 800mm high brick wall which will be visually acceptable in this case, subject to approval of a good quality brick. The proposed garages are tucked behind and to the side of the dwellings and are visually acceptable within this setting.

5.1.4 Overall, the proposed development sits very comfortably within the site, and the design and form of the dwellings are appropriate for the character and setting of this area. The proposal would be visually acceptable in this case.

## 5.2 Neighbour Impact

5.2.1 The revised site layout has been designed to minimise the impact of the proposal upon the neighbouring properties. The two dwellings that are potentially affected are 3 The Elms and 8 Pembroke Court. Plot A is the closest to the neighbouring terraced property of 3 The Elms with a distance of approximately 13m separating these buildings, the first floor windows that potentially overlook the rear amenity space of this property are bathroom windows and are obscure glazed. A condition retaining this form of glazing can be added to ensure there would be no adverse impact upon the neighbouring property. With regard to any potential over-dominating impact on No 8 Pembroke Court that was previously an issue within the original scheme, the proposed dwelling has been moved further from the boundary, and the house type is such that it is narrower and lower with a more horizontal emphasis than the other two dwellings proposed in this scheme. This reduces the potential overbearing impact of the proposed development upon this neighbouring property. There are no other overlooking windows throughout the development. In the light of these revisions, there is not considered to be a significant adverse impact upon the neighbouring dwellings.

## 5.3 Impact upon the Scheduled Ancient Monument

5.3.1 The site is significantly constrained by archaeology and conditions are recommended that require a full archaeological investigation of the site prior to any development commencing with a considerable amount of work required in the form of post excavation processing, analysis and the full reporting of the results. Moreover, there is still an issue regarding whether this development affects the setting of the

Scheduled Ancient Monument. Cadw have been consulted regarding this proposal and their comments will be reported as Late Correspondence.

5.3.2 In this case the site sits to the south of the scheduled ancient monument and there are glimpsed views across from Church Road to the south-eastern side of the Scheduled Ancient Monument (SAM). However this aspect is dominated by the pumping station and residential development either side of the road frontage. This residential development continues to immediately adjoin the north-western boundary of the SAM. The main aspect of the SAM is from the east of the site which this development does not infringe upon as it is stepped back into the site (contrary to the existing development of Pembroke Court where No 8 encroaches close to the north boundary of the SAM). An open aspect is maintained across the rear of the application site, being gardens to plots B and C.

5.3.3 There is some impact upon the viewpoint from Church Road towards the SAM, but the significance of this impact depends upon the importance of this viewpoint. The characteristics of the SAM mean that it is dominated from either side by existing development, including residential and utility development with an electricity substation sitting in the foreground. Given that a significantly better viewpoint can be achieved from the east of the site (which the current application proposal would not have an impact upon) this proposal is not considered to have a significant impact upon the setting of this SAM.

#### 5.4 Access and Parking

Full details have been submitted with this application showing visibility splays and parking arrangements. MCC Highways are satisfied that the proposal meets all the relevant requirements and have recommended approval subject to highway conditions.

#### 5.5 Response to the Representations of the Community Council

All ecological studies have been available to view. The concern raised in relation to access has been addressed above. There is no requirement to consult Natural Resources Wales or the Gwent Wildlife Trust as the site is not within a flood zone and nor does it have an impact upon a European Protected Species.

#### 5.6 Other Issues Raised

Devaluation of a neighbour's property is not a planning consideration. This application was not of a scale that required financial contributions towards community facilities affordable housing, and so on.

### **6.0 RECOMMENDATION: Approve**

#### Conditions/Reasons

1. Time Condition – five years in which to commence development.
2. Compliance with approved plans
3. Details of all external materials to be submitted prior to development commencing on site
4. No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared 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.

5. Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new buildings and nesting provision for birds shall be submitted to the local authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
6. Visibility splays of 2m x 40m in both directions shall be provided. Nothing which may cause an obstruction to visibility shall be placed, erected or grown in the splay area.
7. No development shall commence until details of the footway along the site frontage have been submitted to and approved by the Local Planning Authority. The footway shall be provided prior to the dwellings being brought into use.
8. Foul water and surface water discharges shall be drained separately from the site
9. No surface water shall be allowed to connect, either directly or indirectly to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.
10. No development shall take place until the applicant, or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.
11. Permitted development rights removed for extensions and outbuildings for all three dwellings
12. The two windows shown on the first floor south aspect of Plot 1 as being obscure glazed shall remain as such in perpetuity unless written planning consent is obtained from the local planning authority to vary this design
13. There shall be no boundary wall forward of the front elevation of Plot B and C serving these individual plots unless approved in writing by the Local Planning Authority.

#### Informatives:

1. The applicant shall take appropriate measures to safeguard members of the public using the adjacent carriageway during the course of these works.
2. No surface water from the site shall drain onto the County Highway or into the County Highway drainage system.
3. Soakaways or septic tanks shall be sited a minimum of 5m from the highway boundary.
4. There shall be no interference with, or connection to the existing highway drainage.
5. All works in connection with the access and footway along the sites frontage shall be carried out at the applicant's expense and shall not commence without prior consultation with the Highway Authority.