

DC/2015/000141

TO BUILD TWO DETACHED HOUSES RATHER THAN A PAIR OF SEMI-DETACHED HOUSES, APPROVED ON 8 AUGUST 2008 UNDER PLANNING PERMISSION DC/2007/01569

17 DIXTON CLOSE, MONMOUTH

RECOMMENDATION: APPROVE

Case Officer: Jo Draper

Date Registered: 10/02/2016

1.0 APPLICATION DETAILS

- 1.1 The site is located on the northern edge of Monmouth between Dixton Close to the east (at the lower part of the site) and The Gardens to the west which are more elevated. The application site forms part of a previously much larger plot which has planning consent for the construction of four semi-detached properties, two of which have been constructed fronting onto Dixton Close. The other two properties have consent to be constructed in the area of land to the rear of these dwellings, fronting onto The Gardens. This application seeks to change the development from two semi-detached properties to two detached properties. As with the extant permission both properties would have integrated garages and additional off-site parking with forecourts to allow the cars to leave the site in a forward gear.
- 1.2 As with the extant permission the proposal takes advantage of the change in levels as the land slopes down from The Gardens and appears as conventional two storey dwellings on the frontage to the highway, with two and half storey units viewed at the rear including accommodation within the roof space. The proposed development is almost exactly the same as the approved development; this includes the ridge and eaves details and heights, the position of the houses on the site, the simple contemporary design of the development and use of external materials. The only other revision, apart from the development changing from two semi-detached dwellings to two detached dwellings, is the width of each house; this has been reduced by 650mm to form a 1300mm gap between each dwelling and the basement has been omitted which existed at the previous scheme.
- 1.3 The proposed access arrangement is also the same as the approved scheme; it is proposed to create a new vehicular access to serve both dwellings. The landscaping and boundary treatment is also the same as the approved scheme comprising predominantly close board fencing on the northern boundary with the neighbouring dwelling 19 The Gardens, to the south west is a blockwork boundary wall, with a 1m stone boundary wall which is to remain to part of the boundary to the north of the site. Hedgerows and landscaping as proposed which have been applied along the boundaries are the same as the extant planning permission.
- 1.4 External materials comprise interlocking slates with a smooth render finish, colour light beige, and timber windows. The windows proposed on the gable (both ground floor and first floor) would be obscure glazed.
- 1.5 There are a variety of house types within the surrounding area reflecting the different ages when they were built comprising of 1.5 to 2.5 storey high buildings, both semi-detached and detached properties. The character of the area has been subject to

considerable change in recent years with infill development constructed at The Gardens and Dixon Close.

- 1.6 This application has been presented to Planning Committee at the request of the Local Member.

2.0 RELEVANT PLANNING HISTORY

DC/2007/01569 (M12337): Outline planning for 4 dwellings
Refused 22nd May 2006. Appeal lodged and allowed 25th October 2006.

DC/2007/00304 Detailed scheme for four detached dwellings submitted March 2007 Refused
Appeal dismissed.

DC/2007/01569 for four semi-detached units,
Appeal against non-determination
Appeal allowed. 18th August 2008

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 Spatial Distribution of New Housing
S17 Place Making and Design

Development Management Policies

H1 Residential Development in Main Towns
DES1 General Design Considerations
EP1 Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultations Replies

Monmouth Town Council: Refuse

- Over development.
- Not in keeping with the area.

Highways: Application to be deferred;

- Lack of parking provision at the site. The dwellings are to be four bedroomed units therefore to comply with SPG, three spaces are required.
- The plan does not indicate specific parking provision at this site.
- The SPG does not permit integral garages to be included in the calculations for parking.

4.2 Neighbour Notification

No neighbour comments received to date

4.4 Local Member Representations

Cllr Hayward - This site too narrow for two detached dwellings as proposed. You can see that in the detached houses proposal the long axis of each dwelling is along the length of the plot.

The roof line however is at right angles to the long axis which whilst in keeping with the roof lines of the rest of the properties on the road means the house looks inappropriate. With the two semi-detached houses the roof line is along the long side of the building and also in keeping with other properties on the road. This point was made at the previous application and was one of the reasons why the two semi-detached houses were preferred. The development with two detached houses would look inappropriate in the street scene.

5.0 EVALUATION

The principle of the proposed development is already established, given that the proposed development is almost identical to the extant permission the issue to consider in determining this application is whether it is appropriate to allow two detached units on this plot with exactly the same access and parking arrangement as the extant permission. There are no neighbour implications as the separating distance between the dwellings and the neighbouring properties is the same as on the extant planning permission. Furthermore there are no overlooking windows on the gables that could compromise neighbour amenity. Therefore the two issues that arise in the consideration of this application are visual amenity and highway safety impacts.

5.1 Visual Impact

- 5.1.1 When considering this application it is important to consider what can be implemented on site now having regard to the fall-back position created by the extant planning permission. Visually a good idea can be obtained when looking at the existing development that fronts onto Dixon Close. This existing property sits at the lower end of the overall site and therefore the 2.5 storey elevation fronts onto the highway (which is the other way round compared to the development that can be implemented on the application site which is just 2 storey in form on the road frontage) and it can be seen that whilst semi-detached in form these two dwellings have an impact in terms of their overall mass. It is often the case that when two detached dwellings are proposed on a site it is more appropriate to change to semi-detached properties as it provides more space on either side of the dwelling enabling breathing space between the adjoining dwellings and allows the dwellings to sit more comfortably on the plot. However, in this case the space that separates the proposed detached dwellings has been created by reducing the width of the dwellings compared to the extant permission to create the 1.3m gap between the properties. There is still the same distance on the outside of both dwellings separating the development from the adjoining neighbouring development as that of the extant permission.
- 5.1.2 In terms of street scene this provides a less dominating form of development than the extant permission as it narrows the dwellings but also provides a further visual break by separating the properties which reduces the mass of the proposed development further and represents a significant improvement on the extant permission. Furthermore the adjacent residential properties are detached properties and the introduction of two detached dwellings sits comfortably alongside the existing neighbouring house types.
- 5.1.3 The orientation of the ridge is the same as the approved scheme and was chosen to minimise the impact of the roof scape towards the access lanes and to be in keeping with the neighbouring dwellings. This revised proposal is considered to be visually acceptable.

5.2 Highway Impact

- 5.2.1 There are exactly the same number of bedrooms in the current proposal as in the extant permission. The fall-back position is that they can implement exactly the same access and parking arrangement to serve two slightly larger dwellings than is proposed in the current scheme. It would be unreasonable in this case therefore to insist upon the highway guidelines being complied with in this case.

5.3 Response to the Representations of the Community/ Town Council

These have been addressed above.

6.0 **RECOMMENDATION: Approve**

Conditions/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. 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. No development shall commence until details of the design, height and materials proposed for the screen walls or fences shown on the layout plan have been submitted to and approved in writing by, the Local Planning Authority. Such walls and fences shall be erected before the dwelling is completed or occupied whichever is the earlier and retained in perpetuity
Reason: To ensure a satisfactory form of development takes place
5. No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the building(s) is/are first occupied.
Reason: To ensure satisfactory facilities are available for disposal of foul and surface water

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.

Informatives:

1. The Naming & Numbering of streets and properties in Monmouthshire is controlled by Monmouthshire County Council under the Public Health Act 1925 - Sections 17 to 19, the purpose of which is to ensure that any new or converted properties are allocated names or numbers logically and in a consistent manner. To register a new or converted property please view Monmouthshire Street Naming and Numbering Policy and complete the application form which can be viewed on the Street Naming & Numbering page at www.monmouthshire.gov.uk. This facilitates a registered address with the Royal Mail and effective service delivery from both Public and Private Sector bodies and in particular ensures that Emergency Services are able to locate any address to which they may be summoned.