

**DC/2016/00804**

**ERECTION OF A TWO-STOREY, DETACHED HOUSE WITH ASSOCIATED CAR PARKING IN PART OF THE GARDEN.**

**17 BULWARK AVENUE, BULWARK, CHEPSTOW**

**RECOMMENDATION: APPROVE**

Case Officer: Andrew Jones

Registered: 22<sup>nd</sup> July 2016

**1.0 APPLICATION DETAILS**

- 1.1 This application site is located within the residential curtilage of an existing dwelling that fronts onto Alexandra Road within the Bulwark area.
- 1.2 Outline permission (appearance, landscape and layout are reserved matters) is sought for a single, detached two storey dwelling. It would be sited to the east of the existing dwelling and would provide three off street parking spaces. Scale parameters proposed would show maximum dimensions of 8m in height, 6m in depth and 9.3m in width.

**2.0 PLANNING HISTORY**

DC/1986/00226 – Proposed House and Garage & Access to Rear.  
Refused 07/08/1986

DC/1982/00038 – Erect A House & Garage.  
Refused 14/04/1982

**3.0 LOCAL DEVELOPMENT PLAN POLICIES**

Strategic Policies

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

Development Management Policies

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

Supplementary Planning Guidance

Monmouthshire Local Development Plan Affordable Housing – March 2016.

**4.0 REPRESENTATIONS**

#### 4.1 Consultations responses

Chepstow Town Council – Recommend approval.

MCC Highway Officer – Has not responded to date.

Dwr Cymru - Welsh Water - We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development. We would request that if you are minded to grant Planning Consent for the above development that the Condition and Advisory Notes provided are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

#### 4.2 Neighbour Notification:

Five objections have been received raising the following areas of concern:

- Adversely impact on open outlook.
- Obtrusive form of development.
- Noise and dust caused during building works.
- Insufficient garden/amenity area.
- Planning on site previously refused.
- Building is too close to adjoining property, 15 Bulwark Avenue.
- The building would be in conflict with the existing development of the old Bulwark estate in construction method and by being a detached property in an estate of small terraces.
- The drive entrance would remove parking spaces in an already busy street.
- Overlooking and loss of privacy.
- The plot is neither brownfield nor development land it is land used for domestic purposes, use for building in this manner must be problematic.

### 5.0 **ISSUES AND EVALUATION**

Principle of Development  
Affordable housing  
Visual amenity  
Neighbour amenity  
Access/Parking

#### 5.1 Principle of Development

5.1.1 The application site is located within the Chepstow development boundary within which new build residential development will be permitted subject to detailed planning considerations and other policies of the LDP that seek to protect existing retail, employment and community uses.

5.1.2 However, as detailed in section 2.0 of this report planning permission has twice been refused on the site for a single dwelling in the 1980s. The applications were refused on the grounds of inadequate plot size (depth), harmful to residential amenity and also unacceptable siting and design.

5.1.3 The plot depth is larger than that refused in 1982 which concluded that it would result in a substandard form of development. However, the revised application would also have a smaller footprint and therefore afford the new dwelling greater amenity space.

Plot sizes within the vicinity vary in size and shape and it not considered on balance that a dwelling of the proportions proposed would appear alien or cramped. Current planning considerations should recognise that not all occupiers desire larger gardens and that in this instance the garden size proposed, and that remaining for the existing dwelling, would be acceptable. Issues of residential amenity and layout and design are addressed in the following sections of this report.

## 5.2 Affordable housing

5.2.1 On 1<sup>st</sup> April 2016 the Council adopted Supplementary Planning Guidance (SPG) in respect of Affordable Housing. As the application was received and valid after this date then the requirements are applicable. The capacity of the development site is below the threshold of 5 dwellings therefore a financial contribution towards affordable housing in the local planning authority area will be required. This is to be secured through a Section 106 agreement.

## 5.3 Impact on visual amenity

5.3.1 It is noted that the immediate properties are primarily either semi-detached or small terraces of three. Whilst the proposed single dwelling would depart from this, it would occupy a clear gap in the street scene and as such it is not considered that it would cause unacceptable harm to the amenity of the area.

5.3.2 The appearance of the dwelling is a reserved matter, however indicative drawings show a hipped roof form which would assist with its integration into the street scene.

## 5.4 Neighbour Amenity

5.4.1 The position of windows would be considered at the reserved matters stage, but it is anticipated that the dwelling would have a single aspect with clear first floor windows to the front elevation. There is the potential to position non-habitable room windows such as those serving a landing or a bathroom (which would be obscure glazed) on other elevations such as the rear. Owing to the orientation of the dwellings it is not considered that a dwelling in this location would be overbearing to any of the surrounding properties. It would be positioned in excess of 15m to the rear of the existing dwelling, No 17, which is considered to be sufficient given the residential context so as to not be obtrusive. It would be positioned gable to gable with the nearest neighbouring dwelling at a distance of approximately 6.5m, however again this would not cause unacceptable harm to the amenity of the occupiers of No 1 Alexandra Road.

## 5.5 Access / Parking

5.5.1 The proposed dwelling would be served by three off street parking spaces which is the maximum required under current parking standards; these would be accessed immediately off Alexandra Road. The site does not provide a turning facility to ensure that vehicles would be able to leave the site in a forward gear, but visibility from the site is such that it is not considered that this would cause unacceptable harm to highway safety.

5.5.2 Concerns have been raised by residents who currently park on street along Alexandra Road directly in front of the application site. However, this area does not form part of the neighbouring dwellings' formal parking arrangements. The proposal would provide the necessary off street parking provision and therefore it is not considered that it would exacerbate existing issues of parking in the locality.

## 5.6 Response to Objections Received

- 5.6.1 A number of the concerns raised from third parties, summarised in section 4.2 above, have already been addressed elsewhere in this report. Other areas of concern relate to issues of disturbance created by noise and dust during construction. Unfortunately this is not a material planning consideration that could be mitigated through planning condition.

## **6.0 RECOMMENDATION: APPROVE subject to Section 106 Agreement, with Heads of Terms below:**

- **Financial contribution towards affordable housing in the local area**

### Conditions

1. Approval of the details of the appearance and layout of the dwelling 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.
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. The development shall be carried out in accordance with the list of approved plans set out in the table below.
3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
4. Notwithstanding the provisions of Article 3, schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed without the prior written approval of the Local Planning Authority.
5. Notwithstanding the provisions of Article 3, schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall be erected or placed without the prior written approval of the Local Planning Authority.

### Informative

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry

Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com) applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.