

DC/2017/00159

TWO DETACHED DWELLINGS AND ACCESS DRIVE EXTENDING EXISTING DRIVE

CAE ELGA, HIGHFIELD ROAD, OSBASTON, MONMOUTH, NP25 3HR

Case Officer: Craig O'Connor

Registered: 21/02/2017

1.0 APPLICATION DETAILS

1.1 The application seeks outline planning consent for the erection of two dwellings within the rear garden of Cae Elga. The submitted site plan Drg No BP2554/01 Rev B outlines the indicative layout of the dwellings. The dwellings would be two storeys in scale with a maximum height of 7.75m. All matters of appearance, layout, scale and landscaping of the proposed dwelling are reserved with access being the only consideration within this application. The proposed access would utilise the existing access and extends the driveway with a permeable driveway.

2.0 RELEVANT PLANNING HISTORY

No relevant planning history

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 – Spatial distribution of new housing provision

S4 – Affordable Housing

S13 Landscape, Green Infrastructure and the Natural Environment

S16 – Transport

S17 Place Making and Design

Development Management Policies

EP1 Amenity and Environmental Protection

EP5 – Foul sewage disposal

DES1 General Design Considerations

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

MV1 – Highway Considerations

4.0 REPRESENTATIONS

4.1 Consultation Responses

Monmouth Town Council – Recommend approval in original correspondence 11/04/2017; however recommend refusal when re-consulted on 14/06/2017 for the following reasons:-

- Access to the road
- No footpath for children walking to the school
- Case of flooding
- Increased traffic on a narrow road

Dwr Cymru Welsh Water – No adverse comments to the proposals subject to the suggested conditions and informative.

Glamorgan Gwent Archaeological Trust – No objections to the positive determination of the application.

MCC Highways – No objections to the proposals. Based on the above comments the Highway Authority are satisfied that the vehicular access is of a suitable standard to support multiple dwelling use and the level of car parking provision is in accordance with the Monmouthshire Parking Standards. It is considered that the level of traffic generated from the proposed development will have negligible impact on the local highway network and therefore there are no highway grounds to sustain an objection to the application.

MCC Affordable Housing Officer – It is a basic principle of LDP 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. As this site falls below the threshold at which affordable housing is required on site, the calculation of the financial contribution that will be required is £52,136.

MCC Tree Officer - The tree information submitted thus far is framed as an Arboricultural Constraints Report, in other words a list of the trees on site plus their retention value and any constraints they pose to the development. What we now require is more detailed information of how the retained trees, particularly the root systems, will be protected during construction. In the event of planning permission being granted I would therefore suggest that the suggested condition be added to any consent.

4.2 Neighbour Consultation Responses

There have been 9 letters of objection to the application based on the following reasons:

- Altered outlook from properties in the area
- Increased traffic danger to pedestrians and increased congestion in the area
- Potential damage to the protected tree at the site
- Erosion of green land and open space
- The development is not in keeping with other dwellings in the area, particularly in terms of open space
- New properties will overlook the neighbouring parties
- The development could have an adverse impact on drainage
- Concerns over the noise and dust pollution from the gravel driveway
- Concerns over the maintenance and security of the existing beech hedge at the site.
- Harm to wildlife habitat
- Alter the character of the area
- Two storey properties would be overbearing on the area
- Concerns that the plot is not large enough to accommodate two dwellings
- Landscaping plans need to be submitted within the application
- The proposals are an overdevelopment of the site
- Access for emergency services

5.0 **EVALUATION**

5.1 Principle of Development

5.1.1 Monmouth is identified in the Local Development Plan (LDP) Strategic Policy S1 as a main town where new build residential development is permitted subject to detailed planning considerations and other policies of the LDP. As such the proposal meets the requirements of Strategic Policy S1 and Policy H1 of the LDP in principle, subject to detailed planning considerations. It should be noted that the proposal currently falls below the five dwelling threshold in relation to affordable housing being provided on site. However in accordance with the Supplementary Planning Guidance (SPG) for Affordable Housing if consent was granted the developer would have to provide a financial contribution towards off-site affordable housing provision in the County.

5.2 Visual Impact

5.2.1 Policy DES1 of the LDP refers to general design considerations with criterion c) requiring development to respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings. The plot sizes for the dwellings would be acceptable and are not considered to be out of keeping with other plot sizes in Osbaston. Plot size within Osbaston varies and the proposed development would not be considered to be an overdevelopment of the area. The rear garden of Cae Elga is large and the proposed plots would be of an acceptable size. This is an outline application and matters relating to the scale and design of the proposed dwellings are reserved for a further, separate reserved matters application. The site is capable of accommodating two additional dwellings and the visual impact of two appropriately designed dwellings would not be harmful to the area. The proposed dwellings would be sited in a residential built up area with a range of different properties that vary in design and scale. The proposed dwellings would not be overly dominant and would harmonise with surrounding properties. The visual impact of the development on the street scene would be minimal given that the dwellings would be sited discreetly within the rear of Cae Elga. The proposal would have an acceptable visual impact that would not harm the character and appearance of the area in accordance with Policies EP1 and DES1 of the LDP.

5.3 Residential Amenity

5.3.1 The site does lie within a residential area and there are a number of properties in close proximity to the site. The proposed dwellings are not considered to have an unacceptable impact on the privacy or private amenity of the neighbouring properties and would be acceptable. It is considered that the proposed dwelling could be designed to ensure that the windows do not result in any unacceptable overlooking issues with the neighbouring properties. Plot A would be approximately 40m from the properties along Highfield Road and it would therefore not be overbearing. It would potentially overlook a piece of land to the north-west that is used for vegetable growing but this area is not any party's immediate private amenity area and therefore it is considered to be acceptable to have an outlook onto this area. The development would not have an unacceptable impact on the residential amenity of the properties along Berryfield Park given the siting of the dwellings, the existing screening at the site and the relative floor levels. Plot B would be sited on a right angle to properties' rear gardens along Highfield Road, although given the distances from the proposed dwelling and the oblique views it is not considered that the dwelling would have an unacceptable impact on the amenity of these neighbouring properties to warrant refusing the application. The dwelling would not directly overlook the immediate private garden area and the situation would be similar to the existing arrangement with the properties having oblique views over the ends of the garden areas. The application is made in outline only and the siting of the windows on the buildings would be considered in detail at the reserved matters stage. It is considered that the development would

have an acceptable impact on the residential amenity of the neighbouring parties and would be in accordance with Policy DES1 of the LDP.

5.4 Highway Safety

5.4.1 Access is the only matter within the outline application which is not reserved. The proposed access is considered acceptable for multiple dwellings and there is sufficient parking provision proposed in accordance with Monmouthshire Parking guidelines. The existing access is considered to be capable of accommodating the additional traffic from the properties and would be acceptable. The Highways Officer has reviewed the proposals and has no objections to the proposals. The development would be in accordance with Policy MV1 of the LDP.

5.5 Response to objections

5.5.1 The proposed development is considered to be characteristic of the area and the houses will be in keeping with the mix of dwellings in the area. No party has a right to a view and this is not a material planning consideration. If the proposed dwellings were designed sensitively they would not be visually harmful and would be in keeping with the area. The plots are considered to be of an acceptable size and would not be out of keeping with the character of the area. The properties along Berryfield Park are sited on smaller plots and therefore there is not a distinctive character of plot size in the area. The site is capable of accommodating two dwellings and the proposed dwellings would not be an overdevelopment of the site. The visual impact on the streetscene would be minimal given that the dwellings would be sited in the rear garden of an existing property. The dwellings would not be overbearing. The land is not open green space and is residential garden area.

5.5.2 The proposed dwellings would not significantly alter traffic in the area and the proposed access arrangement is considered acceptable. The Highways Officer has no objection to the proposals. The applicant has submitted a tree survey and a condition would be added to any consent to ensure that the important tree is protected during development. There is a low potential for the development to harm ecology given that the site is a residential garden. Full landscaping plans for the site would be submitted within any subsequent reserved matters application. As outlined in section 5.3 the proposed development would not have an unacceptable impact on the neighbouring properties' amenity. The site does not lie within a flood zone and therefore there are no immediate concerns regarding drainage at the site. Drainage from the site would be considered and agreed under the Building Regulations. The existing gravel at the site is not considered to result in harm to the neighbouring properties and is an existing arrangement. The maintenance of the beech hedge would be a civil matter for the applicants and any neighbouring party and would not be a material planning consideration.

5.6 Response to Town Council

5.6.1 As outlined within section 5.4.1 the additional dwellings would not have an unacceptable impact on the highway network and the existing roads are considered to be acceptable to accommodate any additional traffic. The existing footpaths in the area are considered to be sufficient. The site is not located within a vulnerable flood zone and therefore there are no concerns with the proposals in relation to flooding.

5.7 Conclusion

The principle of erecting a dwelling at the site is in accordance with Policies S1 and H1 of the Monmouthshire LDP as the site is considered to be capable of accommodating two dwellings. The application indicates the footprint of the proposed dwellings and it demonstrates that appropriately sized and well-designed dwellings could be located at the site. The resultant dwellings would harmonise with the character and appearance of the locality. The proposed development would be in accordance with Policies S1, S4, S13, S17, DES1, EP1 and H1 of the LDP.

6.0 RECOMMENDATION: Approve subject to S106 agreement in relation to an affordable housing contribution

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.

3. Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats has been agreed in writing with the Local Planning Authority.

Reason: To protect wildlife species.

4. No works to vegetation, hedgerows, or trees that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of the feature for active birds' nests immediately before the work commences 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.

Reason: To protect wildlife species

5. No work is to take place until there has been submitted to the LPA and agreed in writing, tree protection information in the form of an Arboricultural Method Statement (AMS) in accordance with British Standard 5837:2012 *Trees in relation to Design, Demolition and Construction Recommendations*. The AMS will include the following information:
 - A scaled tree retention and removal plan shown on the proposed layout including the root protection areas of each retained tree.
 - The construction method used e.g. "no dig" where construction within the RPA of any retained tree is unavoidable.

- Details of ground protection measures around each retained tree.
- Details of protective barriers.

Reason: To protect a tree which is the subject of a tree preservation order.

Informative

Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.