



PLANNING & DEVELOPMENT COMMITTEE

25 FEBRUARY 2021

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1171/10 (GH)
APPLICANT: Mr Allyjaun
DEVELOPMENT: Construction of 4no. terraced houses with associated curtilage car parking off rear access.
LOCATION: LAND ADJACENT TO 186 EAST ROAD, TYLORSTOWN, CF43 3BY (FORMER BAPTIST CHAPEL SITE)
DATE REGISTERED: 26/10/2020
ELECTORAL DIVISION: Tylorstown

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

REASONS: The proposal is considered to be an appropriate scale and form of infill development that would be in keeping with the character and appearance of the area and would make a productive use of the site. Furthermore, it is considered that the new dwelling would not cause undue harm to the amenity and privacy of the neighbouring residential properties or be detrimental to highway safety.

REASON APPLICATION REPORTED TO COMMITTEE

A request has been received from Councillor Robert Bevan, and supported by Councillor Mark Adams, for the matter to come to Committee due to concerns about the ability to achieve the proposed off-street parking to the rear, and whether the proposal would represent overdevelopment.

APPLICATION DETAILS

Full planning consent is sought to construct four terraced dwellings on a parcel of previously developed land between no's 186 and 187 East Road, Tylorstown.

The properties would be constructed between the two extant dwellings and on their southern side would adjoin the side elevation of no. 187 so that the terrace would partly be continuous.

Like their immediate neighbours the new dwellings would have a two-storey principal elevation facing East Road, but a three-storey rear elevation due to the topography of the location. A rear parking area, comprising two spaces per dwelling, would be accessed from the existing adopted back lane.

The accommodation would comprise a kitchen/diner to the lower ground floor; single bedroom, WC and living room to the ground, with two double bedrooms and a bathroom to the first. In addition, each dwelling would be provided with an enclosed garden and patio, together with a balcony, essentially the roof of the kitchen/diner below, leading from the living room.

The application is accompanied by a Design and Access Statement (DAS). The DAS states that the development would accord with national planning policy objectives and those within the Local Development Plan.

SITE APPRAISAL

The application site is an irregular-shaped parcel of land, of approximately 0.05 hectares, which is located between 186 and 187 East Road, and is both within Tylorstown and the defined settlement boundary.

Historic mapping shows that the site previously accommodated a Baptist Chapel as a continuation of the west-facing terrace fronting East Road, albeit that this building was demolished at least twelve years ago.

The site is level with East Road but falls significantly towards the east, at which point the site boundary meets an adopted rear lane. This access is shared both with the neighbouring properties on East Road and those at Edmondes Street, the gardens of which back onto it.

The majority of the surrounding development dates from the Victorian era and most, if not all, accommodates residential land uses.

PLANNING HISTORY

The most recent or relevant applications on record associated with this site are:

16/0391/13: 4 new terraced houses with rear parking (outline). Decision: 07/06/2016, Grant.

PUBLICITY

The application has been advertised by direct notification to fourteen neighbouring properties and notices were erected on site.

One letter of objection was received from a resident of Edmondes Street raising concerns in respect of the reduction in sunlight to the rear of their property, and therefore being of less appeal to future buyers.

It was also stated that the rear access to the new properties through the lane could lead to general disturbance, and that anti-social behaviour already occurs.

CONSULTATION

Transportation Section

No objection subject to conditions in respect of access, parking and timing of HGV deliveries.

Dwr Cymru Welsh Water

DCWW notes and accepts the intention is to drain foul water to the mains sewer and surface water to a sustainable drainage system. DCWW has also acknowledged that the proposed site plan drawing no. 2018.PL01 suggests that the SuDs percolation zone will be located within the easement of a public sewer; no operational development shall be carried out, or SuDs feature located within 3 metres either side of the centreline of the public sewer.

Public Health

Conditions are requested in respect of demolition, hours of operation, noise, dust and waste.

However, these matters are proposed to be incorporated within an informative note, since they can be controlled within the scope of existing environmental health legislation.

No other consultation responses have been received within the statutory period.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site lies within the settlement boundary for Tylorstown.

Policy AW1 - identifies how new housing will be supplied.

Policy AW2 - directs development towards sustainable locations.

Policy AW5 - sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 - requires development to involve a high quality design and to make a positive contribution to place making, including landscaping.

Policy AW10 - supports development proposals which are not detrimental to public health or the environment.

Policy NSA12 - supports development within the settlement boundary

Supplementary Planning Guidance

Design and Placemaking
Access, Circulation and Parking

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other relevant national policy guidance consulted:

PPW Technical Advice Note 12: Design;
PPW Technical Advice Note 18: Transport;

Manual for Streets

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The application site is within the defined settlement boundary and fulfils the requirements of LDP Policy NSA12 and most of the relevant criteria of Policy AW2; the latter identifying that the location would be considered to be a sustainable one. Consequently, the LDP establishes that there would be a presumption in favour of the principle of residential development.

In addition, the site's planning history demonstrates that the construction of four dwellings, with rear parking, was previously considered to be an appropriate development, having gained outline consent by virtue of planning application 16/0391/13.

That decision was taken within the context of the current Local Development Plan and the circumstances of the site have not changed materially since then. Therefore, the previous consent is considered to carry significant weight in favour of the proposed development.

Nonetheless, whilst the principle of residential infill development is supported by Local Development Plan policy, the details of the application are subject to consideration of the relevant matters outlined below.

Impact on the character and appearance of the area

The site was formerly occupied by the Libanus Methodist Chapel, which was constructed in 1885 and closed in 1982. In the intervening period, the Chapel has been demolished and the site mostly left as maintained grass or scrub.

Whilst the Chapel was a large and prominent structure, the construction of four dwellings would still represent a substantial change to the appearance of the street scene, because the site had been vacant for a long period.

Nonetheless, since the scale and form of the new dwellings would be sympathetic to the surrounding residential properties, which are predominantly characterised by terraced dwellings with the occasional larger detached and semi-detached house, the development would not be considered detrimental to the appearance of the site.

The submitted plans demonstrate that the principal elevation of the new terrace would be directly adjacent to East Road, as is the case with the houses to either side, and whilst the ridge line would be slightly higher, this would not cause an unacceptable

divergence from the pattern of development in the area, where some variation can already be found.

To the rear, the proportions of the development would mirror those of the neighbouring dwellings to the south, being comparable both in terms of depth, height and massing, and where the lower ground level is apparent due to the steep drop in level. Conversely, the four neighbouring properties to the north have a much greater mass to the rear, since three of these benefit from very large three storey off-shots.

In respect of design, as stated above, the scale and form of the development would respect the existing built environment; however rather than try to create 'new' Victorian houses, the elevations would be of a contemporary style, being finished in render and without the kind of fenestration detail found on the older properties.

Consequently, the proposed development is considered to be acceptable in terms of the design, siting, massing, scale, materials and overall visual appearance.

Impact on neighbouring occupiers

The public consultation only resulted in one objection, which was from a resident of Edmondess Street, and raised concerns about the impact on daylight, the appeal to potential buyers, and possible disruption from use of the lane and anti-social behaviour.

Although the 'right to light' is a civil matter with any options for recourse based on the provisions of the Prescription Act of 1832, it is still relevant to planning where the proximity or layout of a development can cause overshadowing.

Generally, for overshadowing to be unacceptable in planning terms, a development would have to be very much closer than that which is proposed. As an example, the distance between the rear elevation of the new dwellings and those on Edmondess Street varies within the region of 25m to 31m. Given the density and pattern of the settlement, this is considered ample, to maintain outlook, privacy and prevent overshadowing.

It is also appreciated that there are four or five properties on the western side of East Road, which currently benefit from views through the gap towards the opposing side of the valley, which was created when the Chapel was demolished.

Whilst the loss of a view is not a material consideration, the development would undoubtedly change the outlook from those dwellings. However, with a gap of 13m between opposing elevations, which would be in common with the relationship between other properties up and down East Road, this would not be considered sufficient a reason to withhold planning permission.

Lastly, the location and level of the proposed ground floor balcony/deck and lower ground level garden were considered, as to whether these would enable intrusive views towards other dwellings and their habitable rooms. Notwithstanding the high degree of overlooking that already exists between neighbouring houses, the balcony and garden would not exacerbate this.

Therefore, having regard to the layout and design of the properties, it is considered that the arrangement of the proposal, both in respect of topographical changes and the distance between the development and existing properties, would not cause a harmful impact to the amenity or privacy of neighbouring occupiers.

Highways and accessibility

Primary access is from East Road (A4233) which is a principle route and carries a substantial amount of vehicular traffic. The carriageway is 7.3m in width and has double yellow lines on both sides of the carriageway, with continuous 1.5m-1.6m wide footways. This is considered acceptable for safe vehicular and pedestrian movement.

To the rear is an adopted lane which varies in width between 3.6m – 4m and is proposed to be used to access off-street car parking. There is some concern that the visibility at each end of the lane is sub-standard (2.6 x 6m to the left and right at the northern end; and 2.4m x 3m to the right and 2.4m x 5m to the left at the southern end).

However, the Council's Highways and Transportation Section has advised that taking into account the lane would be used for secondary access and for off-street car parking, which generate limited vehicular movement, the proposal is, on balance, acceptable in this respect.

In accordance with the SPG for Access, Circulation & Parking, the proposed 3 bedroom houses would each require a maximum of 3 off-street car parking spaces with 2 per dwelling provided. However, since the site is in a sustainable location close to a number of local facilities and public transport links, the 2 spaces per dwelling provided is considered acceptable.

Furthermore, 4 secure cycle stands have been proposed to mitigate the impact of the development, for the purposes of promoting sustainable modes of travel, with less reliance placed on the private motor vehicle, which accords with the aims of the Welsh Government.

The applicant has set the rear site boundary back to accommodate the off-street car parking and therefore details of the proposed tie-in with the adopted lane and surface water drainage details have been conditioned.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is liable for a charge under the CIL Regulations 2010 (as amended). However, the CIL rate for this type of development as set out in the Charging Schedule is £nil. Therefore no CIL would be payable.

Conclusion

It is considered the proposal would not have a significant impact on the character and appearance of the locality or upon the residential amenity of the surrounding neighbouring properties. Furthermore, the development would benefit from acceptable highway and parking access. The application is therefore considered to comply with Policies AW1, AW2, AW5, AW6, AW10 and NSA12 of the Local Development Plan.

RECOMMENDATION: GRANT SUBJECT TO THE CONDITIONS BELOW:

RECOMMENDATION: Grant

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be completed in accordance with the approved drawing numbers:
 - 2018.PL01 (dated 09/10/20)
 - 2018.PL02 (dated 09/10/20)
 - 2018.PL03 (dated 09/10/20)
 - 2018.PL04 (dated 09/10/20)

and details and documents received on 22nd and 27th October 2020.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. No works shall commence on site until design and detail of the parking area and its tie in with the adopted lane have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to beneficial occupation of the first unit.

Reason: In the interests of highway safety and to ensure vehicles are parked off the highway in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

4. Before the first unit is brought into beneficial occupation the means of access, together with the parking facilities, shall be laid out in accordance with the submitted plan 2018.PL01 and approved by the Local Planning Authority. The car parking spaces shall remain thereafter for the parking of vehicles in association with the proposed development.

Reason: In the interests of highway safety and to ensure vehicles are parked off the highway in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

5. HGVs used as part of the development shall be restricted to 09:00am to 16:30pm weekdays, 09:30am to 13:00pm Saturdays with no deliveries on Sundays and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the safety and free flow of traffic in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.