

Land Adj. To Birchwood Bungalow
Off Caerphilly Road
Llanbradach
Caerphilly
CF83 3PS

**Head of
Regeneration
and Planning**

Your Ref/Eich Cyf:

Our Ref/Ein Cyf:

Contact/Cysylltwc

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**Pennaeth Adfywio a
Chynllunio**

SPA/25/0034

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20/05/2025

Dear Sir/Madam

RE: Land Adj. To Birchwood Bungalow, Off Caerphilly Road, Llanbradach, Caerphilly, CF83 3PS.

Proposed erection of two detached bungalows with associated works.

I write with regard to your pre-application enquiry which was received by the Local Planning Authority on the 03.04.2025.

Relevant Planning History

- **17/0462/FULL.** Erect an additional bungalow and reposition of bungalow previously approved under planning consent 15/0705/FULL (as amended by 17/0289/NMA). **(GRANTED).**

Relevant planning documents and policy:

National Planning Guidance

- Future Wales: The National Plan 2040 (2021);
- Planning Policy Wales Ed. 12 (2024); and
- Technical Advice Note 12: Design (2016).

Development Plan Policies

The following policies of the Caerphilly County Borough Local Development Plan (2012) are relevant to the determination of this application:
SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints).

Relevant supplementary planning guidance

Relevant guidance can be found in Supplementary Planning Guidance, LDP6: Building Better Places to Live, LDP7: Householder Developments, LDP10: Buildings in the countryside. The documents can be viewed by following the link below.

[https://www.caerphilly.gov.uk/Business/Planning-and-building-control-for-business/Local-Development-Plan/Supplementary-Planning-Guidance-\(SPG\)](https://www.caerphilly.gov.uk/Business/Planning-and-building-control-for-business/Local-Development-Plan/Supplementary-Planning-Guidance-(SPG))

Proposed Development:

The proposal is for the erection of two additional detached single storey dwellings, viewed as being an extension to bungalows previously granted permission and erected on this side of Caerphilly Road.

A site plan has been provided indicating the area and scale of the dwellings, however no elevations have been submitted indicating possible design options, however it has been referenced in the planning statement that the design would be reflecting that of the incumbent newly-built bungalows.

Assessment against policy:

With regard to the principle of the development, the site does lie outside of settlement limits, however the presence of other new dwellings in the locality aids the site's suitability. The delineation of the settlement boundary defines the area within which development would normally be allowed, taking into account material planning considerations. The site could be considered as a rounding off of the settlement of Llanbradach, particularly given that the development on the opposite side of Caerphilly Road extends to the same extent as this proposed development and therefore it may accord with Policy SP5 of the Adopted LDP, subject to compliance with other local plan policies and development control criteria.

Policy CW2 (Amenity) is the main policy that would be applicable for a development such as this. CW2 states that Development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

- A. There is no unacceptable impact on the amenity of adjacent properties or land.
- B. The proposal would not result in over-development of the site and/or its surroundings.
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use.
- D. Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

With regard to possible impacts on the amenity of surrounding incumbent residents, it is not apparent that the introduction of two additional units would be at the detriment of this. With regard to the amenity of future residents of the proposed dwellings, there is sufficient distance between the units to allow for adequate amenity space, as well as the proposed orientation on the plots meaning that there are no impacts by virtue of overlooking.

Policy CW3 states development proposals must satisfy the following highways requirements:

- A. The proposal has regard for the safe, effective, and efficient use of the transportation network.

- B. The proposal ensures that new access roads within development proposals are designed to a standard that:
 - (i) Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - (ii) Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve.
- C. Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008.

The parking requirement and impact on the existing highway network will need to be assessed through consultation with the authority's highways department. This service has not been paid for under this pre-application and as such will need to be determined under any subsequent full application. However, it is suggested that you liaise with the Highway Authority as the access is on a Distributor Route as defined in the road hierarchy under Policy SP20 of the LDP. Direct Frontage Access is strictly controlled on such routes and as such may not be acceptable in this instance.

Policy CW6 is termed 'Trees, woodland and hedgerow protection' it states that; Development proposals on sites containing trees, woodlands and hedgerows, or which are bordered by one of more such trees or hedgerows, will only be permitted provided that;

- A. Where arboricultural surveys are required, they are submitted and approved, including any mitigation, compensation or management requirements, as part of the planning application.
- B. Root systems will be retained and adequately protected for the duration of all development activity on site.
- C. Development proposals have made all reasonable efforts to retain, protect and integrate trees, woodlands or hedgerows within the development site.
- D. Where trees, woodlands or hedgerows are removed, suitable replacements are provided where appropriate.

What is apparent, when viewing the existing site is that there is a substantial portion of biodiversity on the site of varying maturity, this will be able to be assessed at greater detail through future consultation with the authority's landscapes department, however the above policy CW6 should be referenced within any future proposals, with adequate compensation brought forward. An Arboricultural Impact Assessment (AIA) will need to be submitted with the application and will need to survey the existing trees on site, identify those to be retained and those to be removed and provide adequate replacement planting in accordance with Chapter 6 of Planning Policy Wales.

Policy SP6 (Place Making) states that development proposals should contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features through:

- B. A high standard of design that reinforces attractive qualities of local distinctiveness.
- E. The efficient use of land, including higher densities where development is close to key transport nodes.

Whilst no elevations have been provided, it has been noted within the submitted planning statement that the design of the bungalows would be mirroring the appearance of the approved scheme adjacent (under consent ref. 17/0462/FULL). This would mean that the scale and visual aesthetics of the proposed units would be respecting the site's 'local distinctiveness' and would be a natural extension to the incumbent block.

Any other material planning considerations

The site falls into an area designated to possess 'low coal risk' associated with development, this will be assessed as part of the building regulations process and an informative will be attached to any consent with further information regarding this.

Green Infrastructure statement

GI Statement is required on all developments following PPW12, and the *Environment (Wales) Act 2016 Section 6 duty* to show that development has a **net benefit** to biodiversity and green infrastructure. A statement will need to be provided as to how the scheme will consider the 'stepwise' approach detailed within PPW12.

Conclusion

To conclude, the principle of siting two single storey detached dwellings at this location is not viewed to be unacceptable, with the design and appearance mirroring the existing new builds adjacent. The fact of the site being outside of settlement limits can be justified with the site being a natural extension to an incumbent consent and the settlement of Llandbradach. A future submission will need to be internally consulted, with further details of landscaping and green infrastructure required.

Please note that the context of this response constitutes an informal opinion that is not legally binding on the Council. The advice contained within the response is provided without prejudice to the consideration of any formal planning application that may be received. Further issues may arise following a detailed site inspection and consultation with other interested parties.

I hope the above information is of assistance. If you have any further questions, please do not hesitate to contact me.

Yours faithfully

Joe Simmons