

Introduction

1. On 1 November 2023 the Council issued pre-application advice¹ in respect of a proposal to erect 3 No dwellings within the curtilage of the application property. The advice was lengthy and detailed, and concluded:

Whilst the principle of residential development in this location is considered acceptable, the provision of 3no. dwellings in this location is considered to result in overdevelopment of the plot, contrary to policy H6 of the NLDP. The provision of 1no. dwelling in this location may be acceptable subject to demonstrating that it would not result in an adverse impact in respect of overshadowing or being overbearing in nature or cause loss of privacy. It would also be necessary to demonstrate that the required access, parking and turning could be provided in accordance with the highways officers comments above. I do however have reservations regarding the loss of trees required to facilitate the proposal, and how any remaining trees could be impacted by the proposed layout. A tree survey undertaken by a bone-fide tree consultant should inform any future proposals. Bat surveys will also be required of any buildings to be demolished.

2. Subsequently, on the advice of the then agents, a full application was submitted for the erection of 2 dwellings. The submission either overlooked or ignored much of the advice provided in the Council's pre-application response. The application was subsequently refused permission² by the Council for several reasons.
3. On advice, the applicants decided not to appeal that decision but to submit an alternative proposal reflecting the advice provided in the Council's original pre-application response.

The application

4. The application is one for outline planning permission for a single dwelling with some matters reserved for future approval. The matters not reserved are access and scale.
5. The application is accompanied by plans which provide detail in respect of access and scale, notably the site layout plan and the site sections. Whilst detail in respect of layout is also provided, this is indicative and may be subject to minor variation in the finalized scheme.
6. Regarding **access**, the previous Highway comments have been taken on board in respect of visibilities; parking spaces and turning capabilities.

¹ Ref PRELET/ PS/23/0118

² Ref 24/1034

7. Regarding **scale**, dimensions are shown on the submitted plans. However, the applicants would request a measure of flexibility and the following parameters of scale are therefore proposed:
 - Length – between 13.5 & 15m
 - Width – between 11 & 12.5m
 - Height – between 9 & 10.5m (FFL to Ridge)
8. The application is accompanied by reports/documents relating to Trees; Green Infrastructure Statement (GIS) & Ecology (PRE). The latter documents were absent from the previous application.

Policy

9. The application is sited within the settlement boundary in a sustainable location, where the principle of residential development is acceptable. The most relevant policy for the form of development proposed is LDP policy H6, which is not inimical to backland development such as proposed. However, certain amenity considerations apply.
10. The dwelling is to be sited sufficiently distant from the rear of No 15, and at a lower level that overlooking involving mutual loss of privacy is avoided. The dwelling is orientated so that its principal outlook is generally northwards towards the rear of the site.
11. The new, lengthened driveway will be separated from the neighbouring property at No 13 by a landscaping strip, which can be augmented by a sound proofing fence, if considered essential. No 13a has no windows serving habitable rooms facing the application site.
12. The density of the development reflects the advice provided in the pre-application advice and does not constitute overdevelopment.

Trees

13. The officer report on the previous application highlighted the importance attached by the Council and national government to green infrastructure and trees, in particular.
14. The previously submitted arboricultural report is re-submitted but is augmented by further information provided by the tree specialist in relation to various points raised in the officer report on the previous application.
15. In particular, a full explanation is provided as to the circumstances leading to the removal of trees which previously occupied the centre of the site. They were removed on arboricultural advice on account of their condition, and for reasons of neighbouring residents' safety.

Drainage

16. Following the determination of the previous application, the presence of a foul sewer crossing the site was discovered, although its' precise location was unknown. Following discussions with Dwr Cymru, who carried out a survey, its precise location was found and is shown on the proposed site map. The development will link into this.
17. Surface water would be disposed of in soakaways formed in the proposed dwelling's rear garden.

Affordable Housing

18. The applicants are aware that a payment will arise in respect of off-site affordable housing provision and agree to execute a s106 agreement once the amount is known.

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June 2026