

Monmouthshire County Council

Development Management Services

Pre-Application Advice – Written Response

1	Ref No: DM/2023/01501
2	<p>Site Address:</p> <p>150 Hereford Road, Monmouth, NP25 3GA</p>
3	<p>We understand your proposal to be: Adjustments to approval DM/2022/00461 - introduction of dormer construction to provide adequate headroom internally</p>
4	<p>What information our advice is based on: Site visit dated 9th November 2023 and the following supporting plans: - , 2055 - 30 - ,</p>
5	<p>Planning Policies you need to be aware of:</p> <p><u>Local Development Plan (LDP):</u></p> <p>DES1 LDP General Design Considerations</p> <p>EP1 LDP Amenity and Environmental Protection</p> <p>NE1 LDP Nature Conservation and Development</p> <p>S13 LDP Landscape, Green Infrastructure and the Natural Environment</p> <p>S17 LDP Place Making and Design</p> <p><u>Supplementary Planning Guidance (if any):</u></p> <p>Renewable Energy and Energy Efficiency SPG March 2016: http://www.monmouthshire.gov.uk/renewable-energy-energy-efficiency-supplementary-planning-guidance</p> <p>Green Infrastructure April 2015: http://www.monmouthshire.gov.uk/app/uploads/2015/07/GI-April-2015.pdf</p> <p>Domestic Garages SPG (January 2013): http://www.monmouthshire.gov.uk/app/uploads/2015/07/Domestic-Garage-SPG-Jan-2013.pdf</p>

Monmouthshire Parking Standards (January 2013)
<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.pdf>

Reference Number	Description	Decision	Decision Date
DM/2020/01712	Single storey side extension.	Approved	09.12.2020
DM/2022/00461	First Floor extensions to provide extended living accommodation.	Approved	06.05.2022
M08677	Proposed Extension And Conversion Of Roof Space To Existing Bungalow.	Approved	18.07.2003
M10344	Proposed Extension & Conversion Of Roof Space To Existing Bungalow Amendment To Application M/8677	Approved	15.10.2004

7 Our initial views about the proposal:

Principle of the proposed development

The property is a detached two storey dwelling known as Greengates, it is located on Hereford Road within the Osbaston Ward of Monmouth. It is not listed or within the Wye Valley AONB or a Conservation Area. The site is located within the Monmouth Development Boundary, therefore the principle of extending is considered to be acceptable.

This pre-application enquiry proposes to introduce a dormer to the front and rear of the dwelling to provide adequate headroom internally. A previous application at the dwelling, ref number - DM/2022/00461 saw alterations and extensions of the

dwelling, Hereford road comprises of a range of different types, styles and ages of dwellings, Greengates sits as a part of 7 bungalow type dwellings of simple form and nature to the principle elevation, whereas to the rear each dwelling has been modified and extended in different manners.

Design

It is important that the proposed extension should be designed to match the main dwelling in terms of style, scale and materials as far as possible. This includes respecting the character and appearance of the residential area. It was noted on my site visit that the surrounding area has been changed over the years with various extensions and alterations, this includes very contemporary extensions and infill developments. Therefore, an extension to the rear and front of the property is considered to be acceptable.

Regarding the extension to the rear, it is a contemporary approach and will offer the needed headspace for the applicants, the extension will project from the previously approved side extension at the site which has not yet been implemented, it is recommended that the applicant submits a new householder application as the works are considered material and therefore cannot be considered as an NMA. As the extension is to the rear, it is not considered to appear alien within the wider streetscene.

With regards to the principle elevation, which is proposed to introduce a box dormer to the principle elevation, this should be very carefully considered as to protect the streetscene of the area. Whilst I do note on site that we had a positive outlook on the development, upon further review and conversations with colleagues of the LPA I would now steer you away from the box dormer and instead look to keep it contained within the roof of the previously approved extension. So you could either reduce its size and go pitched roof dormer, which is a common feature within the area, I do note it will not give the fully increased internal space the applicant was looking for, but we are taking into account that this could be provided to the rear, potentially even keep the principle elevation as it is and extend further to the rear. Another option is that you can copy the rear extension to the front. At the moment it is neither fully traditional or contemporary which doesn't necessarily lead itself to a cohesive design. I would encourage the applicant to not use anthracite cladding and recommend zinc if possible in order to gain a high quality finish.

Residential Amenity

Care must be taken to ensure that no unsatisfactory loss of residential amenity is caused by the proposed works. The proposed juliet balcony to the rear is considered to have no adverse impacts on 148 Hereford Road. The alterations to the dwelling would see the removal of a first floor rear balcony, which had an element of overlooking and encourages the space to be used by the occupiers of the dwelling. The juliet balcony, unlike a balcony does not encourage the space to be used, it is therefore considered that given the existing context of the site, there will be no increase in overlooking as a result of allowing a juliet balcony.

Given the relationship of the proposed development with the neighbouring dwelling it is not considered that the proposal would have any unacceptable impact in respect of loss of light or over shadowing. The extent of the extensions proposed and the relationship with neighbouring dwellings is considered to be acceptable over all.

Ecology

A 'Bats in Buildings Part A' questionnaire should be completed and submitted with the application to rule out the possibility that bats could be impacted by the development (attached). The surrounding area is an ideal habitat for bats and therefore care must be taken to ensure that they are not impacted by any proposed works. From our discussion, it would appear that no bat roosts will be disturbed by the proposed extension and during my site visit it would appear the dwelling is not suitable for a bat roost.

Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

In order to comply with Planning Policy Wales (PPW) 11 every development needs to show some sort of enhancement for the local wildlife. This can be in the form of a bird box (north/east - 2-4m high), bat box (south/south west/south east above 4m), hedgehog habitat or the planting of pollinator plants. You will need to show and illustrate on the plans the biodiversity enhancement you propose to install.

Foul Drainage

When drawing up sewerage proposals for any development, the first presumption must always be to provide a system of foul drainage discharging into a public sewer. This should be done in consultation with the Sewerage Undertaker of the area.

If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the planning authority a connection to a public sewer is not feasible, a package sewage treatment plant should be considered. The plant should offer full treatment with the final effluent discharge from it meeting the standard and conditions set by Natural Resources Wales.

Full details can be found in Welsh Government Circular 008/2018 "Planning requirement in respect of the use of private sewerage in new development, incorporating septic tanks and small sewage treatment plants" which provides advice on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of new development in order to avoid public health, amenity or environmental, problems. These can arise from the inappropriate use of non-mains sewerage systems, particularly those

	<p>incorporating septic tanks and cesspools. Please find link below to the Circular:</p> <p>https://gov.wales/sites/default/files/publications/2019-05/planning-requirements-for-private-sewerage-in-new-development-wgc-0082018.pdf</p>
8	<p>Things we recommend you do, including information you need to submit with your application:</p> <p>It is recommended that the following documents are submitted with your application for planning permission.</p> <p>Please submit the following:</p> <ul style="list-style-type: none"> Planning Application Forms Application Fee (£230) Block Plan Site Location Plan (typically at 1:1250) Existing and Proposed Floor Plans (typically at 1:100) Existing and Proposed Elevations (typically at 1:100) Existing and Proposed Roof Plans Bats in Buildings Checklist Part A (Including Internal and External Photographs) Materials and Dimensions noted on plan Ecological Enhancements (i.e Bat/Bird Box) <p>NB: Please note that whilst all drawings should be to scale, all proposed plans should include external dimensions annotated on them.</p>

Case officer: Ms Alice King	Date: 14th November 2023
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The views *given are current at the time of giving the advice*, but planning circumstances can change and will need to be taken into account when any subsequent application is determined.

Planning Performance Agreements (PPAs)

For larger applications we offer the opportunity to manage timescales through a Planning Performance Agreement (PPA). For an agreed fee, the application will be project managed and overseen by one of the Development Management Team Managers, helping to map out suitable timescales, actions and resources to aid determination. This service is specifically tailored to your application, for further information on PPA's please contact Planning@Monmouthshire.gov.uk

Fast Track Services

We now offer a Fast Track service for all applications. The Fast Track service will accelerate the administration and processing of your application for a small additional charge.

Please take a look at the services we offer here : -

<https://www.monmouthshire.gov.uk/planning/quick-decision/?preview=true>

NB: Sustainable Drainage Approving Body (SAB)

All detailed applications for residential development or where the construction area is *100m² or more*, will require Sustainable Drainage Systems for surface water (SuDS), to be designed and built in accordance with the statutory standards. Local Authorities will be required to discharge their functions as a SuDS Approving Body (SAB) and approve SuDS schemes prior to the commencement of construction works. SABs will be required to adopt compliant SuDS that are built and function in accordance with the approved proposals, including any SAB conditions of approval. Further guidance is available on the Council's website:

<https://www.monmouthshire.gov.uk/sab/>

If your project is likely to meet these thresholds you are advised to contact the Council's SAB Team via SAB@monmouthshire.gov.uk

Affordable Housing

The sixth bullet point of Strategic Policy S4 relates to financial contributions to the provision of affordable housing in the local authority area for proposals below this threshold. Full details of the requirements of the Policy are outlined in the Affordable Housing Supplementary Planning Guidance document that was adopted in March 2016. Applications for residential development will need to be considered with reference to this SPG.

Network Rail

Should your development be likely to increase the level of pedestrian and/or vehicular usage at a level crossing any future planning application should be supported by a full Transport Assessment assessing such impact. Any

required qualitative improvements to the level crossing as a direct result of the development proposed should be included within the Heads of Terms. Should you wish to discuss the impact of your proposal on the railway network you are advised to contact Network RailWesternLevelCrossings@networkrail.co.uk

Section 50 Agreement

MCC's Highway Department will not enter in to a Section 50 Agreement with anyone who needs to lay off site connections to a Public Utility (PU) apparatus which on completion will be adopted by the respective PU. Works which fall into this category must be noticed to MCC via the PU's EToN 6 noticing system.

If further clarification is required, please do not hesitate to contact the Council's Highways Team highways@monmouthshire.gov.uk



PLANNING DEPARTMENT
PRE-APPLICATION ADVICE SERVICE

CUSTOMER FEEDBACK FORM

To enable us to monitor, review and where necessary change the pre-application service, we would appreciate you taking the time to complete this feedback form.

Reference/Enquiry Number:

Note: If completing in electronic format, please double-click boxes to check/uncheck.

	Yes	No	Comments (including any suggested improvements)
What is important ('what matters') to you as part of your pre-application discussions with us?			
Is the information available on the service useful? (website, guidance notes etc)	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the way your enquiry for pre-application advice was dealt with?	<input type="checkbox"/>	<input type="checkbox"/>	
Are you satisfied with the	<input type="checkbox"/>	<input type="checkbox"/>	

timescales it took to meet with you and provide you with a written response?			
Is our response to your development scheme enquiry easy to understand and of benefit?	<input type="checkbox"/>	<input type="checkbox"/>	
Do you intend to submit a planning application following the advice provided?	<input type="checkbox"/>	<input type="checkbox"/>	
Would you use the service again or recommend to others?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any other improvements you would like to suggest?	<input type="checkbox"/>	<input type="checkbox"/>	

Thank you!

Please return to:

Monmouthshire County Council

Planning Department

County Hall

The Rhaydr

Usk

NP15 1GA

Or email: planning@monmouthshire.gov.uk