

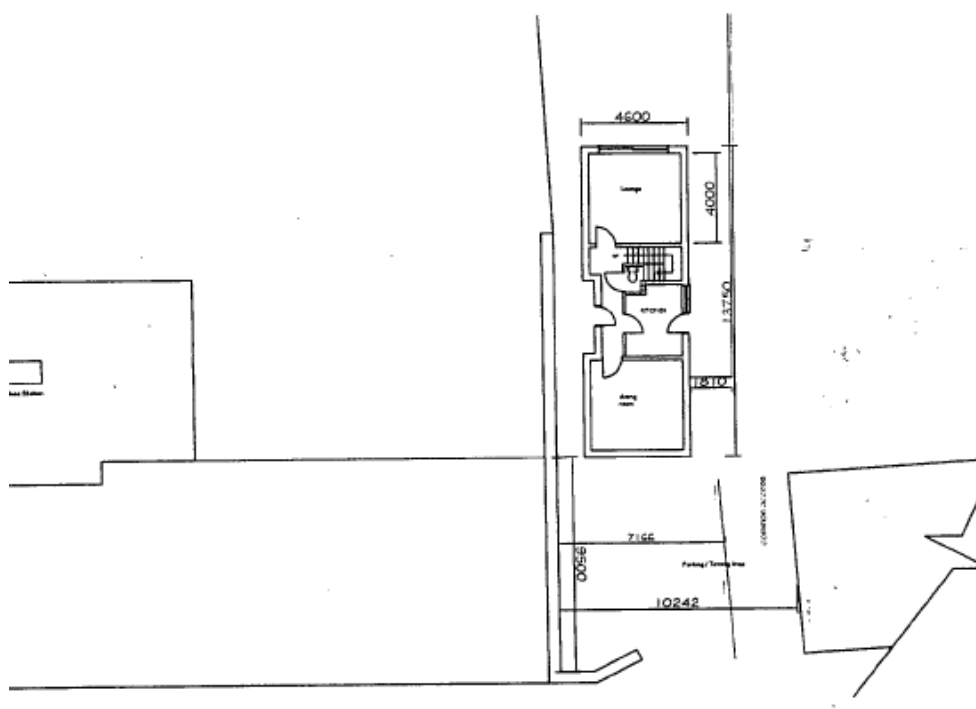
CONSULTATION RESPONSES	Supports	Objects	No objection or no comments	Comments	No reply
Community Council					✓
Local member(s)			✓		
Highways				✓	
Public Protection				✓	
Natural Resources Wales			✓		
Welsh Water				✓	
Contaminated land				✓	
Neighbours				1	

RELEVANT HISTORY

P/2006/0060 Outline for a dwelling Refused 17/3/2006
See below

Reason(s)

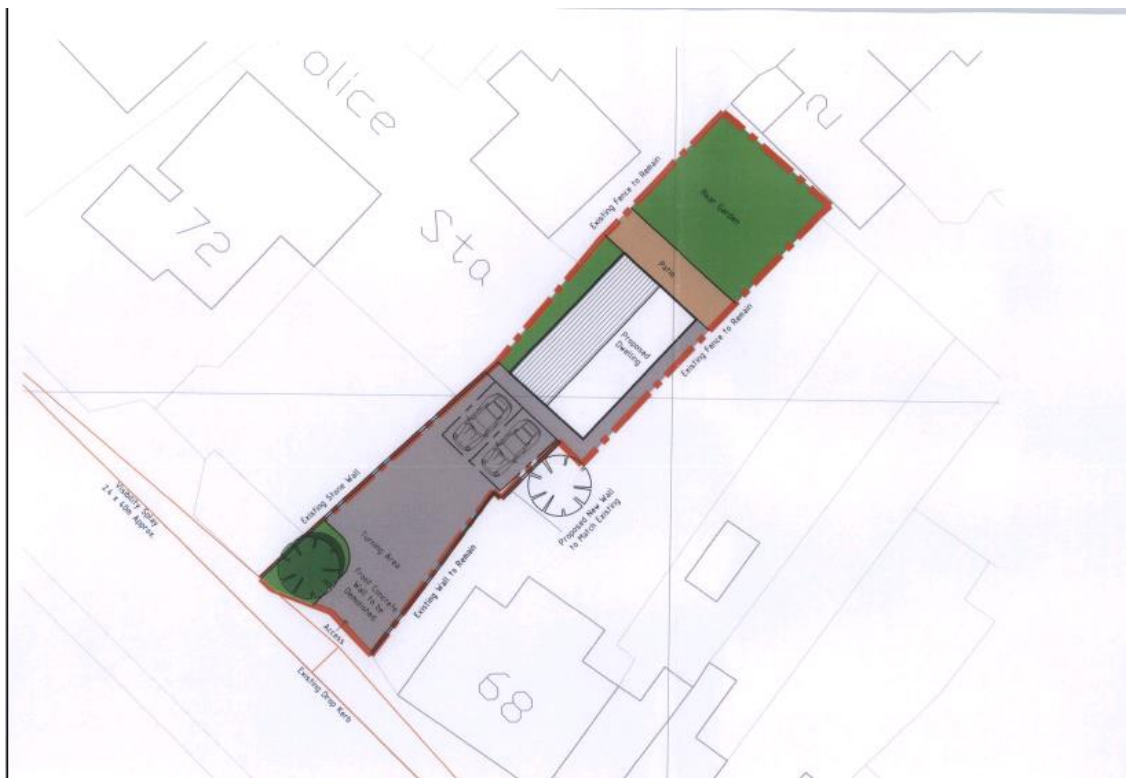
1. The Council does not consider the site can be developed in such a way that the amenity of adjacent occupiers can be protected, future occupiers afforded an adequate standard of amenity, satisfactory off-street parking and turning facilities provide and in a way that is sympathetic to the visual amenity and character of the surrounding area. The proposal therefore conflicts with the objectives of Unitary Development Plan policy GDP1 (a), (d) and (f).
2. The proposed development would overload the public sewerage system. This would cause unacceptable harm to the safety and amenity of existing residents and would have a detrimental affect on the local environment. This is contrary to the objectives of policy GDP1 (f).



PLANNING POLICY/CONSTRAINTS	YES	ACCEPTABLE	NOT ACCEPTABLE
Outside settlement			
Inside settlement	✓	✓	
Conservation Area			
Listed Building/ setting			
Green Barrier			
Special Landscape Area			
Flood Risk			
Within Buffer Zone or affecting SAC*			
World Heritage Site			
AONB			
Other			

LOCAL PLANNING GUIDANCE	ACCEPTABLE	NOT ACCEPTABLE
16 Parking		✓
23 Contamination	✓	
21 Space around dwellings		✓
30 Design	✓	

KEY ISSUES	Acceptable	Not Acceptable	Observations below	N/A
Residential Amenity		✓	✓	
Design	✓		✓	
Highway safety		✓	✓	
Parking		✓	✓	
Conservation/LB				
Ecology				
Trees	✓			
Drainage	✓			





OBSERVATIONS:

The proposal is for a detached 4 bed dwelling on land occupied by a garage, adjoining the police station.

The revised design and footprint are considered to afford an improved level of amenity for the existing and proposed properties in comparison with the 2006 scheme. However there remains an overbearing impact with regard to the outlook from 68 and minimum separation distances are not achieved.

The design is appropriate for the area.

Highways concerns remain with regard to access visibility and provision of parking and turning space, and refusal is recommended, with the following caveat:

However, if the proposed site is in daily use as suggested by the submitted Highways Assessment then it may be viewed that the access will not generate any significant increase in vehicle movements compared with existing.

In conclusion it is considered that the revised scheme does not overcome the reason 1 quoted in the 2006 application.

RECOMMENDATION	
GRANT	
REFUSE	✓
S106	