



**CITY & COUNTY OF SWANSEA / DINAS A SIR ABERTAWE**  
**DIRECTORATE OF PLACE / CYFARWYDDIAETH LLEOEDD**  
**PLANNING AND CITY REGENERATION / CYNLLUNIO AC ADFYWIO'R DDINAS**

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Ceri Morgan  
Corporate Property  
City And County Of Swansea  
The Civic Centre  
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SA1 3SN

*Please ask for:* Mr Thomas Gronow  
*Direct Line:* 01792 635738  
*E-mail:* Tom.Gronow@swansea.gov.uk  
*Date:* 13<sup>th</sup> December 2016

Dear Sir/Madam,

**The Town and Country Planning Act 1990 (As amended)**  
**The Town and Country Planning (Pre-Application Services)(Wales) Regulations 2016**

**Application No:** 2016/3235/PRE  
**Site Location:** Land Opposite 6 Parklands View Sketty Swansea SA2 8LX  
**Proposal:** Pre-app - Residential development

Thank you for your application and supporting information in respect of the above pre-application submission

On basis of the limited information provided it would appear that you seek the opinion of the Local Planning Authority as to the likelihood of receiving a favourable recommendation for residential development on this site.

**Main Issues**

The main issues for consideration during the determination of an application such as this relates to the principle of this form of development at this location and the resultant impact of the re-development of this site upon the visual amenities of the area, the residential amenities of the neighbouring properties and highway safety having regard for the provisions of the Swansea UDP and the Supplementary Planning Guidance document entitled 'Infill and Backland Design Guide'.

**Principle of Development**

The site is identified as unallocated white land under the provisions of the Swansea Unitary Development Plan Proposals Map. As such Policy HC2 – Infill allows for appropriate infill development subject to compliance with the identified set criteria. Therefore the principle of residential development at this location is acceptable.

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### Visual Amenity

The proposed site is an empty piece of land which is situated within a residential area. The site is elevated in relation to the neighbouring properties and adjacent street-scene. The area is made up of a mix of detached and semi-detached two storey properties interspersed with some bungalows. The previous negative response to a similar enquiry in February 2010 is noted and the principle issues still exist. However whilst the plot, due to its limited depth and the requirement for the development to respect the established building line, would not be suitable for two storey development, I am of the opinion that subject to the land levels being reduced the site is capable of potentially accommodating a detached single storey bungalow.

It is essential that the property is sited a minimum of 5m from the boundary to the rear in order to ensure there is adequate rear amenity space to serve the new dwelling and there is sufficient room to accommodate parking to the side of the property. Further consideration would need to be given to the distances between existing dwellings and the proposed property having regard to the Council's Design Guide for Residential Development. Whilst the site could potentially accommodate a dwelling the Local Planning Authority would reserve judgement on this pending the submission of further information as the site would require a reduction in levels and the erection of retaining walls to allow for this. Detailed drawings would be required to consider this further.

### Residential Amenity

As stated above, subject to the land levels being reduced, the development being single storey design and the new dwelling being sited a minimum of 5m from the boundaries to the rear, the site could be developed in a way which respects the residential amenities of the neighbouring properties. Consideration would also need to be given to any potential overlooking issues and the relationship between the proposed property and surrounding properties. Again, the Local Planning Authority would however reserve judgement in this respect pending the submission of further detail.

### Highway Safety

Having consulted the Head of Transportation and Engineering there are no highway objections to the proposed development of the site pending the submission of adequate details of access and layout being submitted.

### Conclusion

In conclusion I am of the opinion that without further details of siting and form it is not possible to commit certainty to the acceptability of a proposal for a residential development. However, above comment has been made that it may be possible that the site can be developed to accommodate a detached bungalow which could respect the visual amenities of the area, the residential amenities of the neighbouring properties and highway safety. Without further detail the Local Planning Authority would reserve judgement pending the submission of further detail.

You will of course take note that this is only the opinion of a planning officer and is in no way binding upon the Local Planning Authority. As such a formal decision by this Authority could only be made in

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I dderbyn yr wybodaeth hon mewn fformatt arall, cysylltwch a'r person uchod.*

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response to the submission of a planning application which would undergo the statutory consultation process which may raise additional issues such as visual and residential amenity.

Should you wish to discuss further please do not hesitate to contact Tom Gronow on the above telephone number.

Yours faithfully,



**Mr Liam Jones**  
**Planning Control Bay Area Team Leader**