



# Pre-App Report

Appraisal

Date













MASS  
Reports




Appraisal Address

# Overview

In the following report our architects will provide you with a detailed appraisal of planning feasibility for the property. We have considered both local and National planning rules and nearby planning applications to build a realistic approach towards the appraisal.

-  Nearby properties which need to be considered
-  Schooling and travel links nearby
-  Council provide a clear planning outline
-  Relevant successful planning applications nearby
-  Flood risk on or around the property
-  Listed buildings status on or around the property
-  Conservation Area
-  Green Belt
-  Nearby Facilities
-  Land Allocation for Housing

## Key

-  No issues which would effect your application
-  Some issues nearby which could effect your application
-  There are issues which would effect how we present your application

## Plot Boundary



Plot Area ~0.558 acres (24306 sqft / 2258.1 sqm)

Local Authority

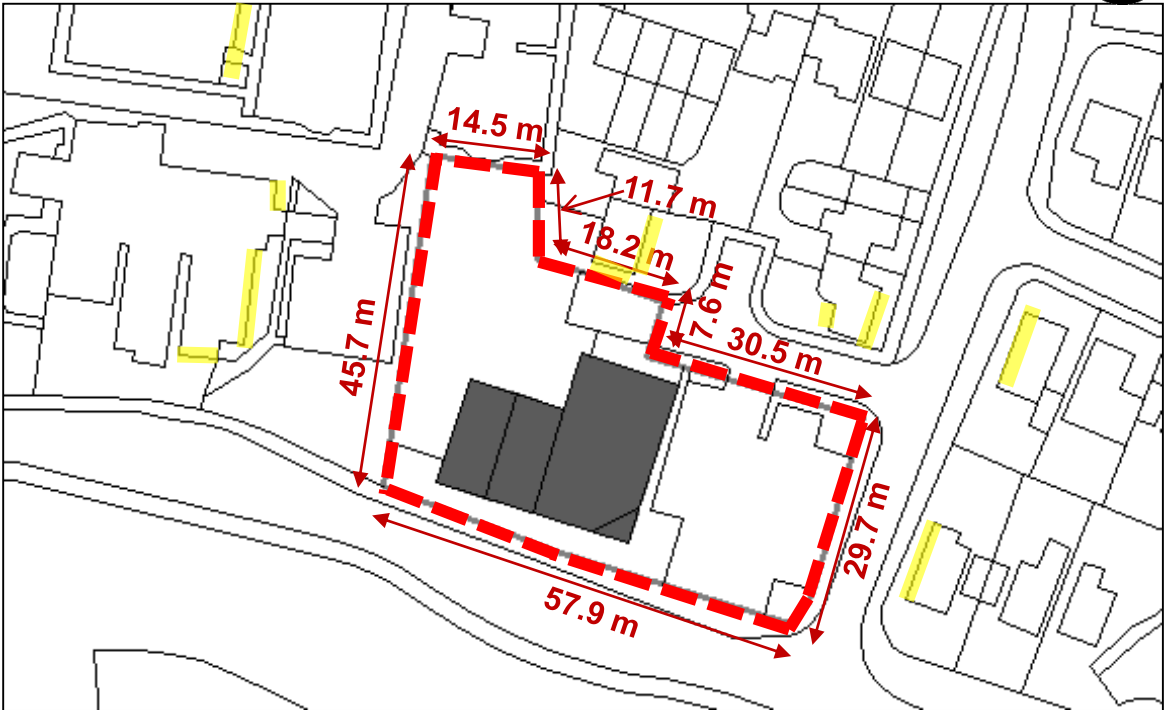





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# Plot Area Statistics and Surroundings



|                           |                          |   |
|---------------------------|--------------------------|---|
| <b>Plot area</b>          | 24306 sqft (2258.1 sqm)  |  Plot boundary      |
| <b>Building Footprint</b> | 5478.8 sqft (509 sqm)    |  Existing Building |
| <b>Building Height</b>    | Height not covered by OS |  Windows          |

## Views



View 1



View 2



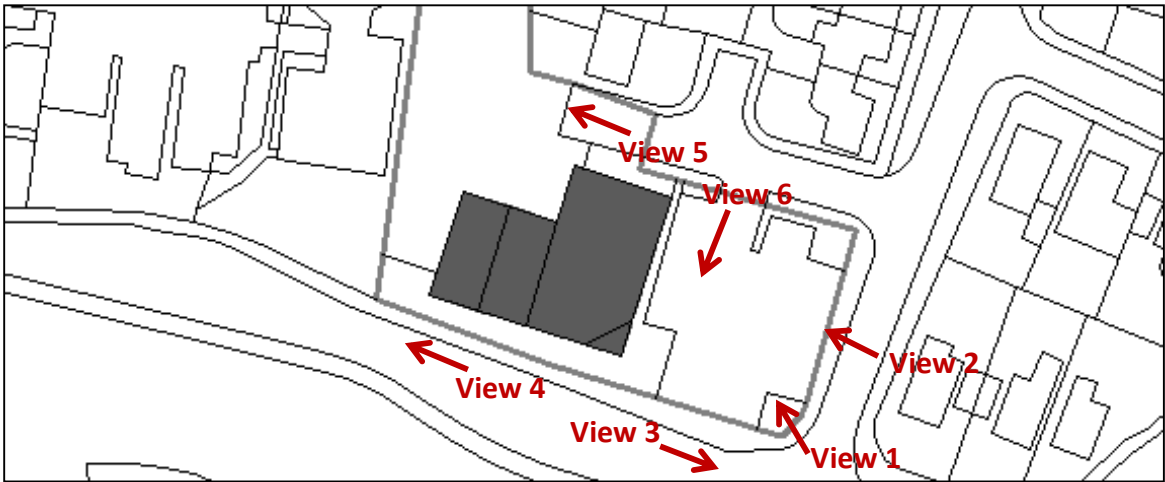
View 3



View 4



Views



The existing property is in commercial use. The building is a single storey detached building. Most of the building on this road are one to two storeyed.



View 5



View 6



# Population Statistics and EPC Rating

## Population Statistics

| Radius | Population | Households |
|--------|------------|------------|
| 100m   | 67         | 12         |
| 250m   | 919        | 319        |
| 500m   | 2,663      | 1,029      |
| 750m   | 6,200      | 2,422      |
| 1km    | 10,939     | 4,389      |

## EPC: Energy Performance Certificate

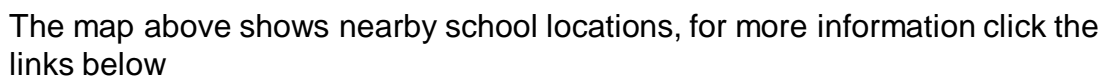
**Energy performance certificates (EPCs)** are a rating scheme to summarise the energy efficiency of buildings in the European Union. The building is given a rating between A (Very efficient) - G (Inefficient).

| Address              | Rating | Potential |
|----------------------|--------|-----------|
| Highfield Way Unit A | C      | N/A       |
| Highfield Way Unit C | C      | N/A       |

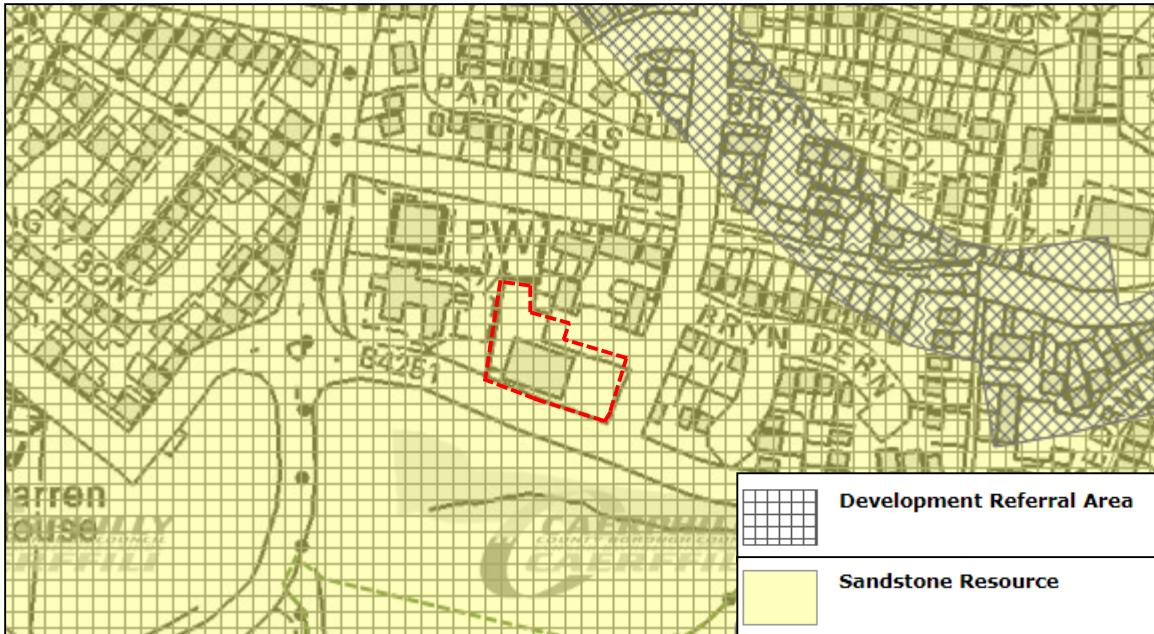
## The A to G scale

Energy performance certificates present the energy efficiency of dwellings on a scale of A to G. The most efficient homes – which should have the lowest fuel bills – are in band A. The certificate uses the same scale to define the impact a home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO<sub>2</sub>) emissions. The average property in the UK is in band D or E.





# Planning Constraints



- **Flooding**

The property does not come in flood zone

- **AONB**

Not in AONB

- **Green Belt**

Not in Green Belt

- **Conservation Area**

Not in Conservation Area

- **Community Safety**

The town encounters some levels of crime and anti-social behavior albeit this site is away from the 'High Street' area in a quite area.

- **Environmental Risk Assessment**

- The property lies in Development Referral Area.
- The property lies on a Sandstone Resource land.
- The proposed development lies within a coal mining area, which may contain unrecorded coal mining related hazards. Any such feature encountered during development needs to be reported to Coal Authority.

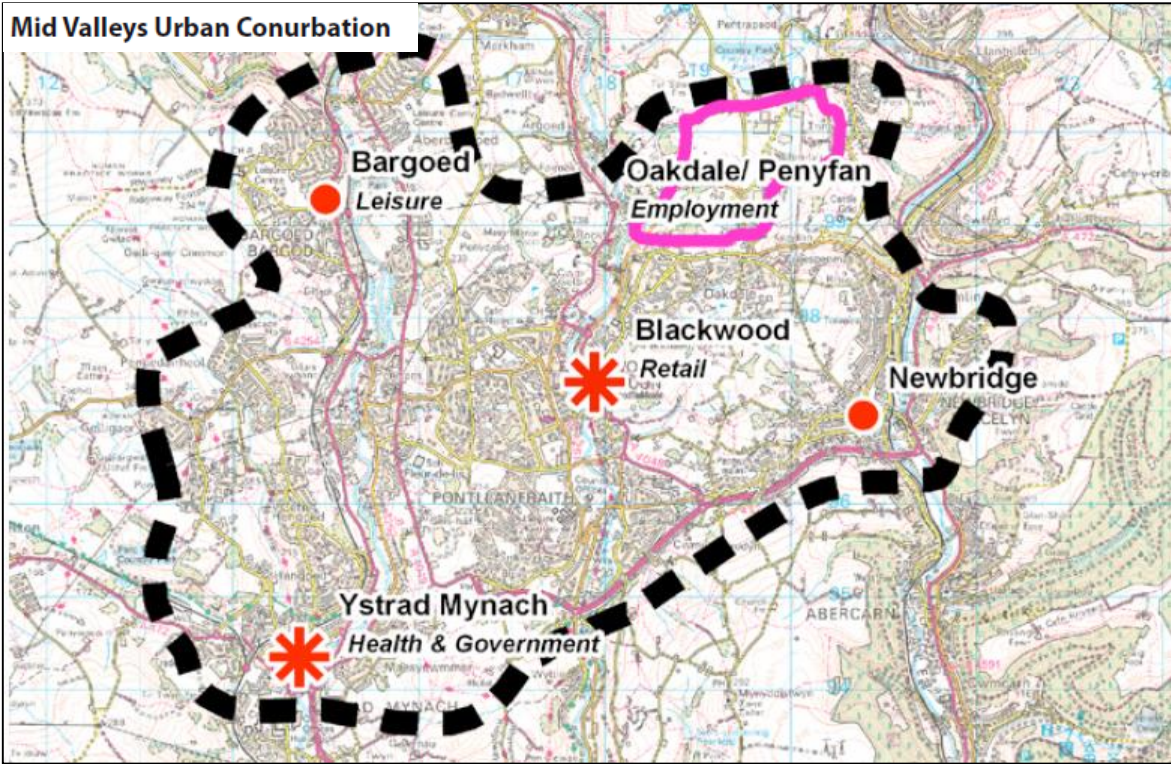
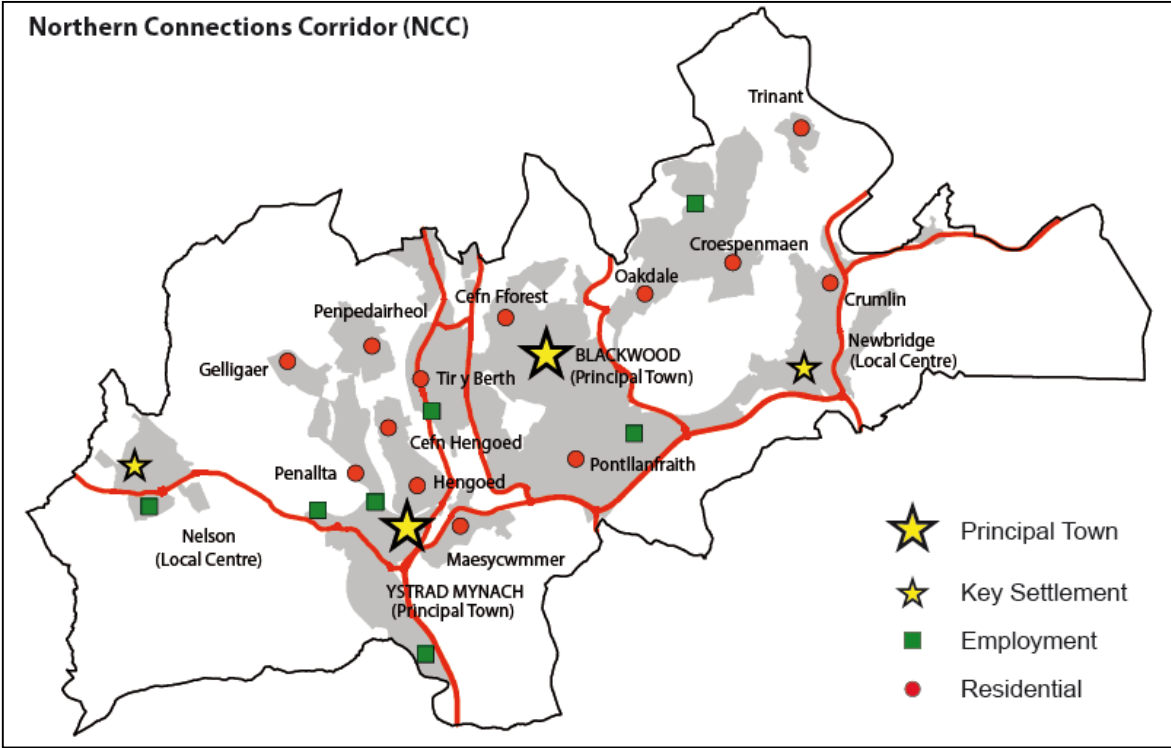


## Property Planning History

| Year | Reference                 | Description   | Link   |
|------|---------------------------|---|--|
| 2012 | 12/0639/FULL -<br>Granted | Remove existing<br>AC/condenser pack and install<br>separate condenser and<br>refrigeration packs (2 no.) | <a href="#">Click here for<br/>full planning<br/>application</a> |
| 2009 | 09/0920/COU -<br>Granted  | Change of use from Class A3<br>take-away hot food shop to<br>veterinary practice                          | <a href="#">Click here for<br/>full planning<br/>application</a> |

# Area Specific Policies

## Strategy Area 2: Northern Connections Corridor (NCC)



## Allocated Housing Sites

| HOUSING  |  |                |              |              |
|--|--|----------------|--------------|--------------|
| Allocated Housing Sites                              |  |                |              |              |
| HG1  | Land has been allocated for housing across the Northern Connections Corridor as follows: |                |              |              |
|  | Site Name  | Settlement     | Size. (ha)   | Units        |
| HG1.23   | Land within curtilage of the Pentwyn Inn +   | Trinant        | 0.4          | 19           |
| HG1.24   | Land off Brynhoward Terrace  | Oakdale        | 2.20         | 77           |
| HG1.25   | Allotment Garden, Llwyn on Lane +  | Oakdale        | 1.37         | 49           |
| HG1.26   | Blackwood Ambulance Station  | Blackwood      | 0.68         | 24           |
| HG1.27   | Pencoed Avenue +   | Cefn Fforest   | 1.87         | 65           |
| HG1.28   | Land east of Bryn Road   | Cefn Fforest   | 0.68         | 24           |
| HG1.29   | South of Thorncombe Road +   | Blackwood      | 0.34         | 12           |
| HG1.30   | Land at Hawtin Park  | Pontllanfraith | 5.55         | 194          |
| HG1.31   | Oak Terrace  | Fleur-de-Lys   | 0.69         | 21           |
| HG1.32   | Tir-y-berth  | Hengoed        | 4.95         | 173          |
| HG1.33   | Penallta Colliery +  | Ystrad Mynach  | 27.18        | 689          |
| HG1.34   | Penallta Yard +  | Ystrad Mynach  | 0.29         | 10           |
| HG1.35   | Land at New Road   | Ystrad Mynach  | 0.54         | 18           |
| HG1.36   | Land off Valley View +   | Hengoed        | 1.46         | 31           |
| HG1.37   | Greenhill Primary School   | Gelligaer      | 2.8          | 32           |
| HG1.38   | Land to the east of Handball Court   | Nelson         | 3.36         | 90           |
| HG1.39   | Former Cattle Market Site +  | Nelson         | 0.62         | 12           |
| HG1.40   | Land at Gellideg Heights   | Maesycwmmwr    | 3.91         | 137          |
| HG1.41   | Land at Ty Pwll +  | Pantside       | 0.64         | 16           |
| HG1.42   | Land west of Old Pant Road   | Pantside       | 2.2          | 56           |
| HG1.43   | The Stores, Albertina Road +   | Newbridge      | 0.41         | 10           |
| HG1.44   | Land at Fields Park  | Newbridge      | 2.30         | 80           |
| HG1.45   | Pennar Lane +  | Newbridge      | 4.00         | 63           |
| HG1.46   | Chris Bowen Garage +   | Newbridge      | 0.08         | 16           |
| + The site had planning consent as of 1st April 2007 |  | <b>TOTAL</b>   | <b>68.52</b> | <b>1,918</b> |

The allocation of sites for residential development is important in ensuring sufficient land is available to meet future population requirements. In the NCC a total of 1,918 units have been allocated across a range of sites in order to reflect the role and functions of settlements. In this area, 68% of dwellings are allocated on brownfield sites.



## Relevant Policies

### Relevant Policies:

**SP17** Promoting Commercial Development

**CW2** Amenity

**C14** Use Class Restrictions

### **SP17 Promoting Commercial Development**

The Council has made provision for the development of 29.3 hectares of commercial sites, and identified five principal town centre boundaries, two primary retail areas, three commercial opportunity areas and two retail warehouse parks, in order to enhance the commercial sector in terms of service provision and employment:

- A. Commercial Development Sites
- B. Principal Town Centre Boundaries
- C. Primary Retail Areas
- D. Commercial Opportunity Areas
- E. Retail Warehouse Parks

In order to enhance commercial service provision and increase the employment opportunities for the residents of the County Borough, a range of commercial development sites have been identified where appropriate in the five Principal Town Centres and the four Local Centres. Town Centre Boundaries have been designated for the five Principal Towns and a Primary Retail Area is defined for both Blackwood and Caerphilly. Further Primary Retail Areas may be designated in Bargoed and Caerphilly in the future but these depend on commercial redevelopment schemes going ahead.

In addition, a Commercial Opportunity Area has been identified for each of the principal towns of Bargoed, Blackwood and Caerphilly where office development might prove particularly beneficial. However, this will not preclude such proposals anywhere else inside the designated town centres apart from within the Primary Areas. Finally, Retail Warehouse Parks have been defined for both Blackwood and Caerphilly and it is intended that these areas be developed first in preference to other edge of centre locations for their respective catchments. These policy initiatives aim to provide yet another significant set of opportunities to drive further economic growth in the County Borough.

[Click here for more information](#)

## **CW2 Amenity**

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 overdevelopment of the site and / or its surroundings
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighboring sites for their identified land-use
- D. Where applicable, the viability of existing neighboring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

## **C14 Use Class Restrictions**

Retail Development proposals incorporating a change of use from class A1 retail premises to another use will be subject to the following restrictions:

- A. Within identified Principal Town Centres, changes of use of the ground floors of class A1 retail premises to other uses will only be permitted where:
  - I. The commercial vacancy rate of the centre has been over 10% for over a year and
  - II. For a change to residential use the property is located on the edge of the centre
- B. Within identified Primary Retail Areas, the change of use of the ground floors of class A1 retail premises to residential use will not be permitted
- C. Within identified Primary Retail Areas, proposals for new, or the change of use of the ground floors of class A1 retail premises to other class A uses will only be permitted where the total cumulative number of such units would not exceed 10% of the total number of commercial units within the Primary Retail Area.

## **Implementation and Delivery Northern Connections Corridor**

Although the private sector has shown a high level of interest in investing in this area in the past, there are relatively few new development sites proposed in the LDP compared to those that already have planning consent. This means that contributions from future planning obligations will be limited and the public sector will still be responsible for most infrastructure provision in this corridor.

This area qualifies for European Convergence Funding (2007-2013) but is not a priority location within that programme as it contains relatively few very deprived settlements. It does however contain the County Borough's principal new employment sites, which may be expected to receive strong financial support.

## Parking Standards

| <b>RESIDENTIAL:NEW BUILD &amp; CONVERSIONS ZONES 2 - 6</b>               |  |   |
|--|--|---|
| Type of Development  | Residents  | Visitors  |
| <b>General Purpose Houses and Apartments</b>                             |  |   |
| Houses   | 1 space per bedroom<br>(maximum requirement 3 spaces)                      | 1 space per 5 units                                 |
| Apartments   | 1 space per bedroom<br>(maximum requirement 3 spaces)                      | 1 space per 5 units                                 |
| House conversions to bedsits, or self-contained apartments               | 1 space per bedroom<br>(maximum requirement 3 spaces)                      | 1 space per 5 units                                 |
| House conversions to residential hostel                                  | 1 space per resident staff<br>1 space per 3 non-resident staff             | Nil   |
| <b>Special Purpose Housing</b>   |  |   |
| Self-contained elderly persons dwellings (not wardened)                  | 1 space per 2 - 4 units  | 1 space per 4 units                                 |
| Self-contained elderly persons dwellings (wardened)                      | 1 space per 4 units<br>1 space for warden<br>1 space per 2 ancillary staff | 1 space per 4 units                                 |
| Purpose built student accommodation                                      | 1 space per 25 beds for servicing, wardens and drop-off areas              | 1 space per 10 beds<br>(for students &/or visitors) |
| Residential childrens' homes / homes for elderly persons / nursing homes | 1 space per resident staff<br>1 space per 3 non-resident staff             | 1 space per 4 beds                                  |

[Click here for more information](#)





| <b>ZONES 2 &amp; 3</b>   |                             |                              |
|--|-----------------------------|------------------------------|
| Type of Development  | Operational                 | Non-operational              |
| Shops ( < 200m <sup>2</sup> )  | 1 commercial vehicle space  | 1 space per 60m <sup>2</sup> |
| Shops and small supermarkets ( 201m <sup>2</sup> –1000m <sup>2</sup> )   | 2 commercial vehicle spaces | 1 space per 40m <sup>2</sup> |
| Shops and small supermarkets ( 1001m <sup>2</sup> –2000m <sup>2</sup> )  | 3 commercial vehicle spaces | 1 space per 40m <sup>2</sup> |
| Supermarkets & superstores (predominately food) ( > 2000m <sup>2</sup> ) | 3 commercial vehicle spaces | 1 space per 14m <sup>2</sup> |

[Click here for more information](#)

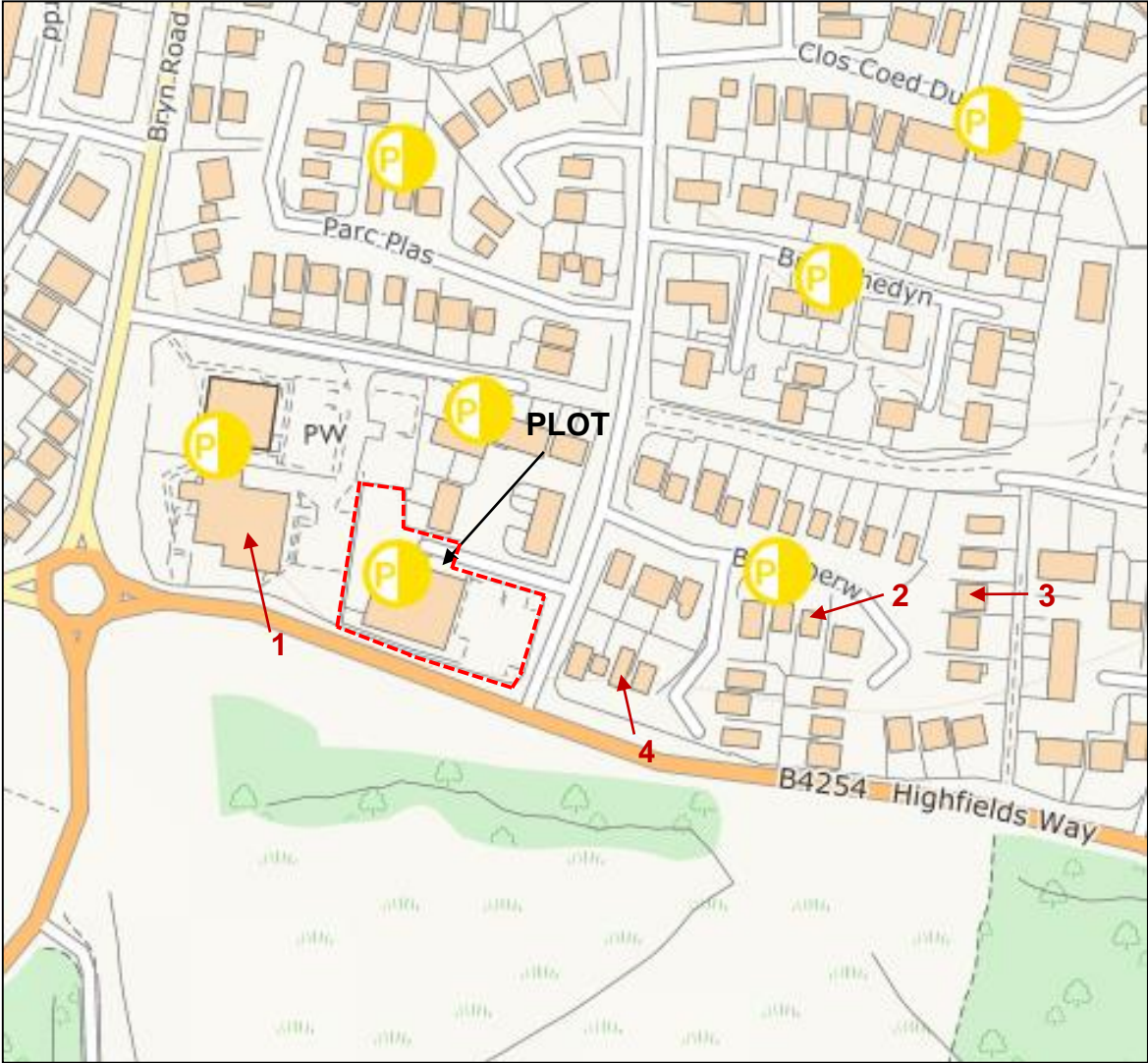
## Local Housing Market Assessment

Total Households Falling into Need by Bedroom Count, Ward & Housing Market Area







| Wards     | Bedroom Count |     |     |     |     | Total |
|-----------|---------------|-----|-----|-----|-----|-------|
|           | 1             | 2   | 3   | 4   | 5   |       |
| Blackwood | 6.4           | 4.9 | 4.4 | 1.3 | 0.2 | 17.2  |

[Click here for more information](#)

# Comparable Planning Applications



We have numbered a few Comparable Planning Applications since 2000

| Map Legend   |   |   |  |  |   |
|--|---|---|--|--|---|
|  Freehold Polygon |  With Planning |  With Availability |  With Planning & Availability | <div>POSTCODE MARKERS</div> <br>Planning | <br>Traffic Flow |

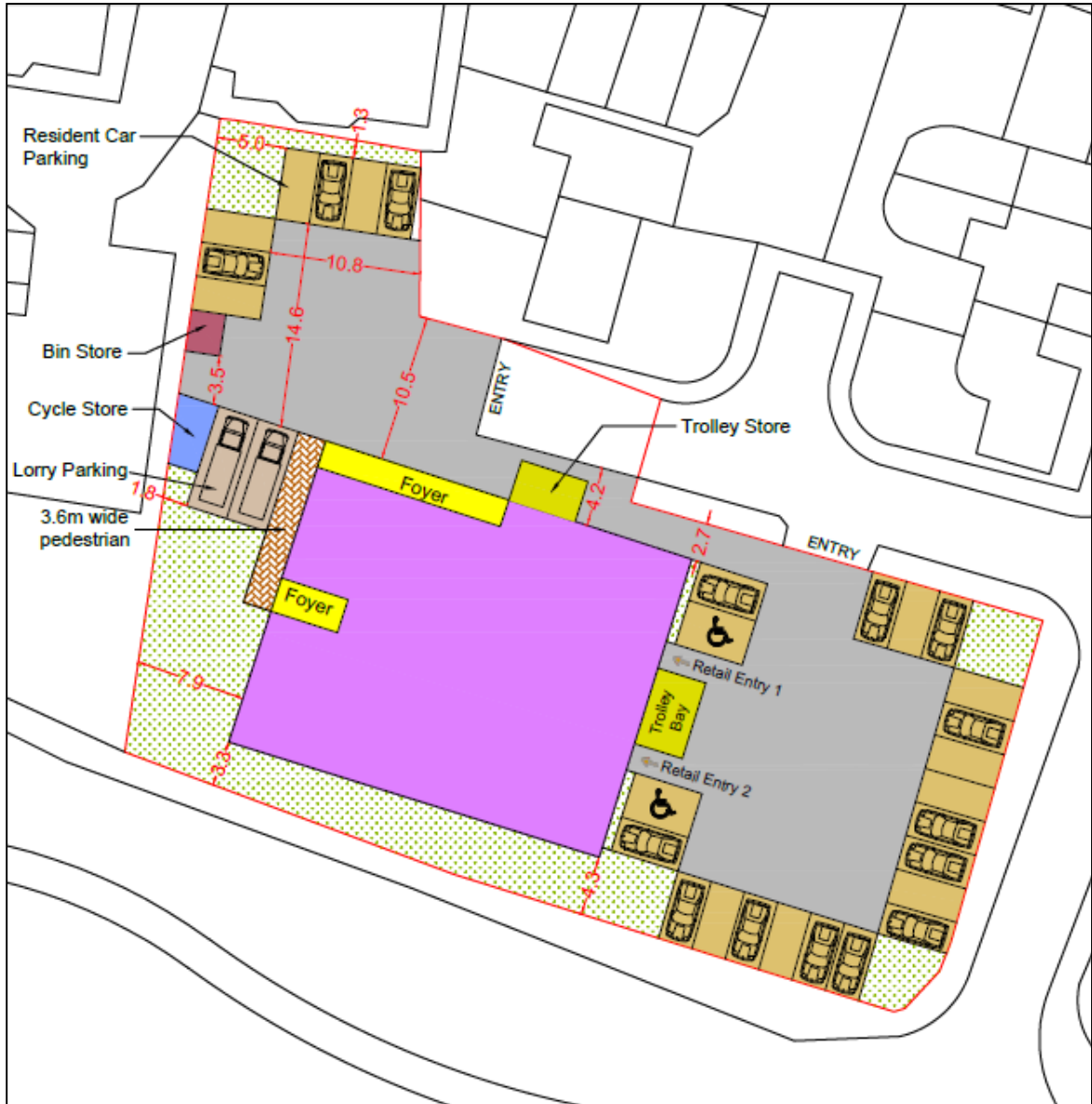
## Comparable Planning Applications

| S.No. | Address                | Description   | Date       | Link to application                                      |
|-------|------------------------|---|------------|--|
| 1     | Highfield Nursing Home | <b>Approved</b> Erect a single-storey extension accommodating extended laundry room plus a store room                               | 19/04/2016 | <a href="#">Click here for full planning application</a> |
| 2     | 12 Bryn                | <b>Approved</b> Erect two storey side extension   | 06/11/2017 | <a href="#">Click here for full planning application</a> |
| 3     | 23 Bryn                | <b>Approved</b> Erect second-storey extension over existing garage  | 12/02/2015 | <a href="#">Click here for full planning application</a> |
| 4     | 5 Bryn                 | <b>Approved</b> Erect two-storey extension to side of dwelling, ground floor garage and utility room, first floor bedroom and study | 22/06/2012 | <a href="#">Click here for full planning application</a> |
















# Proposal 1

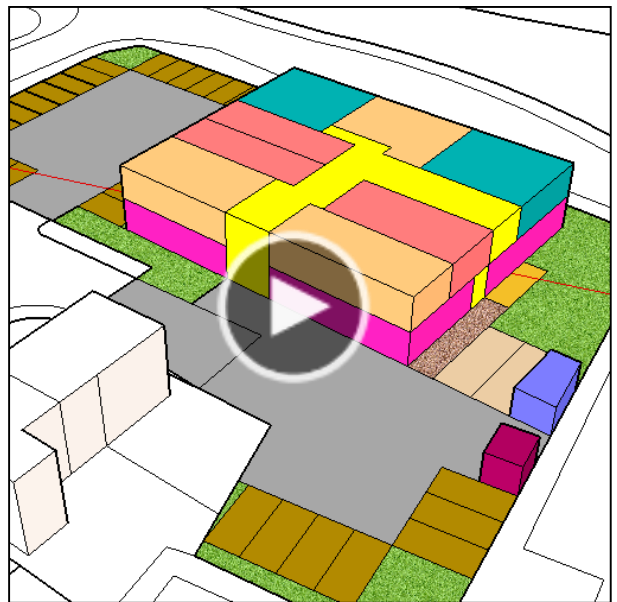
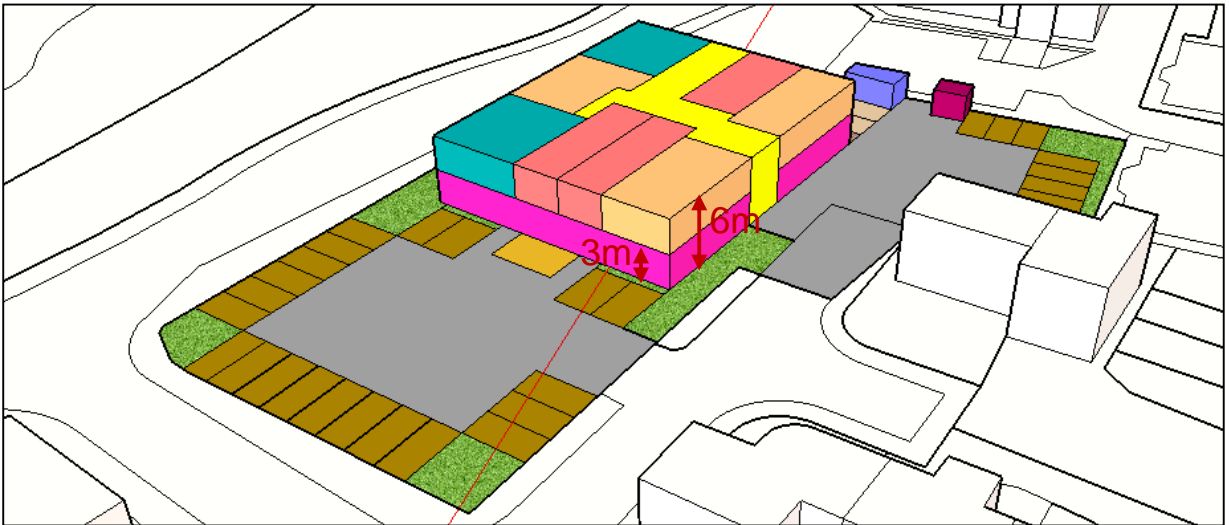
## Master Plan



## Area Statement

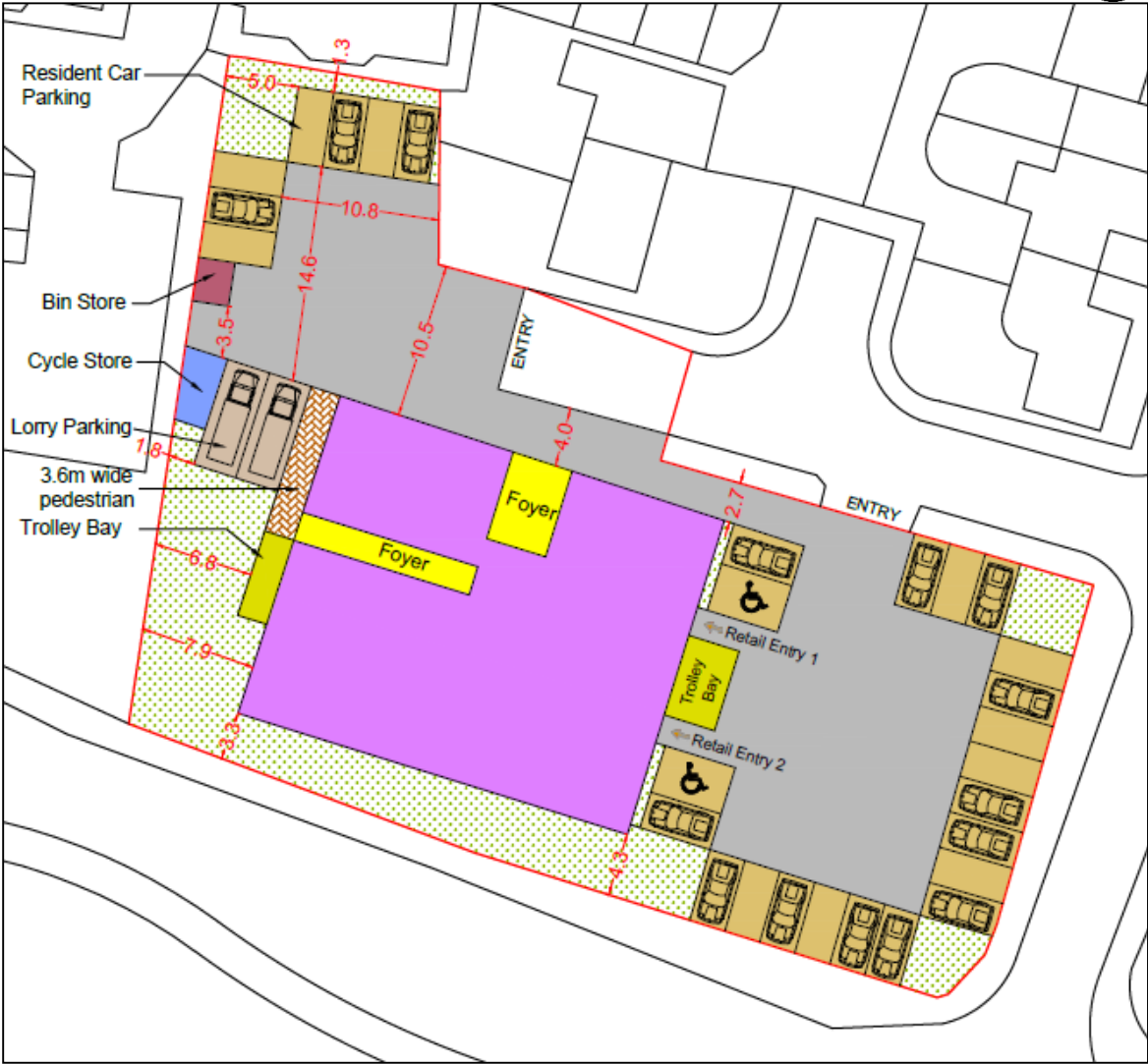
| S.No.                                 |   | Occupancy                | Numbers | Area/unit (sqft) | Total Area (sqft) |
|---------------------------------------|---|--------------------------|---------|------------------|-------------------|
| <b>A</b>                              |   | <b>Ground Floor</b>      |         |                  |                   |
| 1                                     |    | Commercial               | 1       | --               | 6157              |
| 2                                     |    | Foyer                    | 2       | --               | 548.9             |
| 3                                     |    | Cycle Store              | 1       | --               | 141               |
| 4                                     |    | Bin Store                | 1       | --               | 80.7              |
| 5                                     |    | Car Parking              | 28      | --               | 3453.4            |
| 6                                     |    | Lorry Parking            | 2       | --               | 484.3             |
| 7                                     |    | Trolley Bay              | 2       | --               | --                |
| 8                                     |    | Green Area               | --      | --               | 4053.6            |
| <b>B</b>                              |   | <b>First Floor</b>       |         |                  |                   |
| 9                                     |   | 1 Bedroom<br>(2 Persons) | 3       | 538.1            | 1614.3            |
| 10                                    |  | 2 Bedroom<br>(3 Persons) | 2       | 656.5            | 1313              |
| 11                                    |  | 2 Bedroom<br>(4 Persons) | 1       | 753.4            | 753.4             |
| 12                                    |  | 3 Bedroom<br>(4 Persons) | 2       | 796.5            | 1593              |
| 13                                    |  | Foyer                    | 1       | --               | 1432.2            |
| Habitable Rooms and number of persons |   |                          |         |                  | 15 and 24         |
| Footprint                             |   |                          |         |                  | 6927.6 sqft       |
| GEA                                   |   |                          |         |                  | 13633.5 sqft      |

**Note:** The *height of the building mass does not take into consideration the loft space, where there might be potential to add a further space Subject To Planning Permission.*















# Proposal 2

## Master Plan

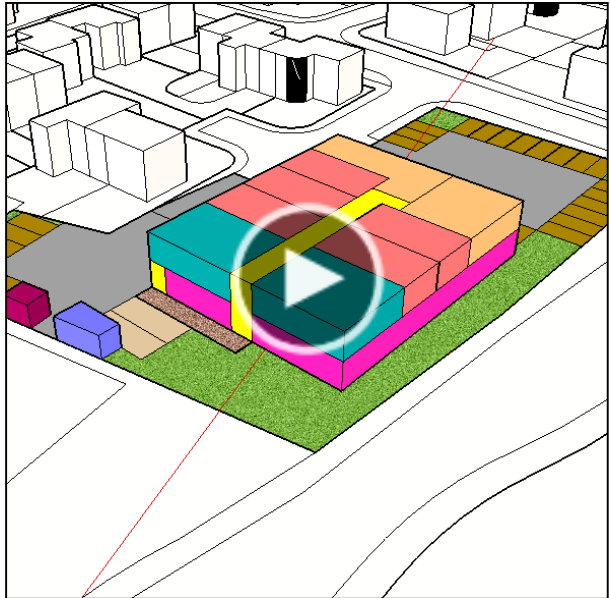
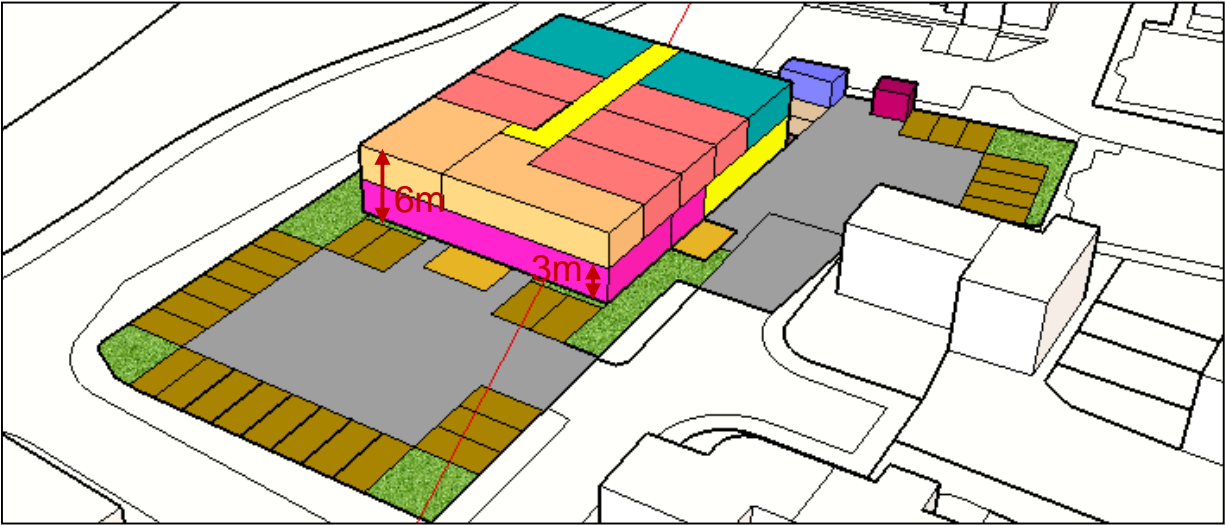




## Area Statement

| S.No.                                 |   | Occupancy             | Numbers | Area/unit (sqft) | Total Area (sqft) |
|---------------------------------------|---|-----------------------|---------|------------------|-------------------|
| <b>A</b>                              |   | <b>Ground Floor</b>   |         |                  |                   |
| 1                                     |    | Commercial            | 1       | --               | 6275.3            |
| 2                                     |    | Foyer                 | 2       | --               | 430.5             |
| 3                                     |    | Cycle Store           | 1       | --               | 141               |
| 4                                     |    | Bin Store             | 1       | --               | 80.7              |
| 5                                     |    | Car Parking           | 28      | --               | 3453.4            |
| 6                                     |    | Lorry Parking         | 2       | --               | 484.3             |
| 7                                     |    | Trolley Bay           | 2       | --               | --                |
| 8                                     |    | Green Area            | --      | --               | 4053.6            |
| <b>B</b>                              |   | <b>First Floor</b>    |         |                  |                   |
| 9                                     |   | 1 Bedroom (2 Persons) | 5       | 538.1            | 2690.5            |
| 10                                    |  | 2 Bedroom (4 Persons) | 2       | 753.4            | 1506.8            |
| 11                                    |  | 3 Bedroom (4 Persons) | 2       | 796.5            | 1593              |
| 12                                    |  | Foyer                 | 1       | --               | 915.6             |
| Habitable Rooms and number of persons |   |                       |         |                  | 15 and 26         |
| Footprint                             |   |                       |         |                  | 6927.6 sqft       |
| GEA                                   |   |                       |         |                  | 13633.5 sqft      |

**Note:** The height of the building mass does not take into consideration the loft space, where there might be potential to add a further space Subject To Planning Permission.



## Precedent



[Click here for full planning application](#)

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