

DELEGATED REPORT

Application No: P/21/0112

Site Address: Brynteg
Mount Pleasant
Troedyrhiw
Merthyr Tydfil
CF48 4NA

Development: Construct garage to the front of the property

Case Officer: Marlene Ferreira

Site Visit: 13th April 2021

Application Expiry Date: 1st June 2021

Consultation reply date expired: 29th April 2021

APPLICATION SITE

The application site relates to a semi-detached dwelling, Brynteg, located off Mount Pleasant, near Fernhill Close, in Troedyrhiw. The two-storey property is significantly elevated above the front highway. It is accessed by a pedestrian stepped access off the front highway and benefits from a terraced front garden area, over two levels (secured by high retaining walls). A vehicular parking area is provided where the site level meets the level of the front highway and serves the parking needs of the property.

The application dwelling lies in a residential street which varies in character and appearance. However, this section of this street is occupied by properties of similar scale and design that are also located at significantly higher level than the front highway. Many of these neighbouring properties, unlike the application site, are also served by large garages to the front, immediately off the highway.

The application site lies within the settlement boundary as designated in the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the front of the property to serve the domestic parking/storage needs of the property.

The proposed garage would have a maximum width of 4.75 metres, a maximum depth of 5.1 metres, and a 3.75 metre ridge height. It would be finished with rendered elevations, interlocking roof tiles to match the existing dwelling and a steel roller shutter door.

PLANNING HISTORY

The Council's records do not indicate any other planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining properties. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed garage, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed garage, as a result of its siting to the front of the property, would result in a prominent form of development when viewed from the front highway. Normally, garages are required to be set back and sited to the side and/or rear of the property, so as not to dominate the front street scene. In this instance however, the proposed garage would be sited in between two existing garages which are of a similar scale and design to that hereby proposed, and which area also located immediately adjacent to the front highway. Thus, it is evident that this section of the street, which is characterised by front garages, of various scales, materials and designs, would allow for the proposal to integrate effectively

with its immediate context without causing significant adverse harm to the character and appearance of the property or immediate area. The proposed garage would therefore be considered an acceptable form of development which would comply with LDP Policy SW11.

Residential Amenity

The proposed garage, as noted above, would be located immediately adjacent to the highway and alongside the existing neighbouring garages to the north and east serving Brynhyfryd Villa and Hillcrest Villa which are of a similar scale and design. As such, the proposed development given its siting and scale, would not result in an overbearing form of development, nor would it be deemed to cause any significant loss of light or privacy to the amenities of these neighbouring adjoining occupiers. Thus, the relationship between the proposed garage and these neighbouring dwellings would be considered acceptable and comply with LDP Policy SW11.

Parking and Highway Safety

The proposed garage seeks to replace an existing vehicular parking space and as such would continue to serve the parking requirements of the property. Thus, the proposed garage would not have a detrimental impact upon highway or pedestrian safety. It would therefore accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing no: 21/15/01, received: 6th April 2021;
- Drawing no: 21/15/02, Rev A, received: 6th April 2021.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

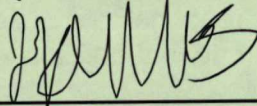
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/5/21