

DELEGATED REPORT

Application No: P/20/0003

Site Address: 19 Argyle Street
Twynyrodyn
Merthyr Tydfil
CF47 0NS

Development: Erect garage to the rear of the property

Case Officer: Marlene Ferreira

Site Visit: 9th January 2020

Application Expiry Date: 2nd March 2020

Consultation reply date expired: 29th January 2020

APPLICATION SITE

The application site relates to an end of terrace dwelling, 19 Argyle Street, in Twynyrodyn. The two-storey property has been extended to the rear and is served by a reasonably large rear garden which has a side access onto the side street, The Oval. It adjoins Argyle Street to the front and an adopted lane to the rear. The dwelling is served by on-street parking provision which is provided along the front and side highways.

The application dwelling lies in a residential street of similarly designed properties, some of which have been extended to the rear by virtue of single storey rear extensions and/or garages and other outbuildings.

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 within the rear garden.

The existing garden wall, along the side highway, The Oval, would be demolished to accommodate the proposed garage, which would measure 4 metres wide, 4.8 metres deep with a 2.85 metre ridge height. It would be finished with rendered elevations and a mono-pitched felt roof. The garage would be sited at the end of the garden and would be accessed off the side highway, The Oval.

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

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The following policies of the Merthyr Tydfil Replacement Local Development Plan 2016-2031, are relevant to the determination of this application:

SW4 – Settlement Boundaries

SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG)

SPG Note 6 – A Design Guide for Householders (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.

The proposed garage would be sited to the rear of the property, approximately 16 metres from its front elevation and as such would not dominate the front of the property, since it would not be viewed in context with the front street scene. It would however, appear as a prominent structure when viewed from the side street (The Oval) which runs along the side of the property. However, the proposed garage would be as visible as numerous other garages, of a similar scale and design, located at the end of neighbouring rear gardens. In addition, it would be finished with rendered elevations and a felt roof, not dissimilar to the material finishes of neighbouring garages and extensions in the vicinity. Thus, the siting, scale and design of the proposed garage would appear in context with the surrounding built environment and would not harm the visual appearance of the street scene or the wider area. The proposal would therefore accord with LDP Policy SW11.

The proposed garage would adjoin the boundary with 18 Argyle Street. This neighbouring dwelling is not served by a garage or outbuilding at the end of its rear garden. As such, the garage would run along the garden boundary of this neighbouring property. It should be noted however that the garage would amount to a single storey structure with a maximum height of 2.85 metres. Thus, although there would be some loss of light into this neighbouring garden, this would be minimal and during the early part of the day only. As such, the proposal would not be considered to have an overbearing impact on this

neighbouring dwelling and would therefore accord with LDP Policy SW11. It is noted that the garage would also be sited opposite the rear boundary of the neighbouring dwelling to the east, 1 The Oval. However, it would be separated from this neighbouring dwelling by a 4.6 metre wide lane (at its closest point). This distance combined with its limited height would ensure that its relationship with this neighbouring property would also be acceptable and accord with LDP Policy SW11.

The proposed garage would provide one on-site vehicular parking space to serve the dwelling which is currently only served by on-street parking. The proposal would remove vehicles off the street and as such would not have a detrimental impact upon highway safety. It would therefore comply with LDP Policy SW11.

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:

- Proposed Detached Garage, 19 Argyle Street, Twynyrodyn, Merthyr Tydfil, received: 6th January 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/2/20