

DELEGATED REPORT

Application No: P/20/0015

Site Address: 23 Anthony Hill Court
Pentrebach
Merthyr Tydfil
CF48 4AZ

Development: Convert garage into living accommodation

Case Officer: Rebecca Owens

Site Visit: 22nd January 2020

Application Expiry Date: 16th March 2020

Consultation reply date expired: 11th February 2020

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bounded by highways to the front and rear, a dwelling to one side and a driveway serving two dwellings to the other. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought to convert the existing integral garage into living accommodation. This would involve the removal of the existing garage door within the front elevation and the insertion of a window. The area to the sides and below the window would be blocked up.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/03/0480 Residential development (Outline - 40 dwellings with associated car parking, garages and infrastructure)
Granted outline planning permission subject to conditions on 3 June 2004
- P/04/0259 48 No. dwellings (Reserved matters application)
Granted reserved matters approval on 12 July 2004
- P/17/0256 First floor side extension
Granted planning permission subject to conditions on 6 October 2017

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering & Traffic Group Leader	Objects on highway safety grounds
Welsh Government Highways	No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining dwellings.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

It is noted that a garage conversion as proposed would normally constitute permitted development. However, the original planning permission relating to this housing development included a condition which removed these rights and thus necessitates an application for such developments to be fully considered.

The garage conversion as proposed would result in the existing garage door being replaced by a new window and the remaining area around this filled in. The proposed window is of an acceptable design and size which would be sympathetic to the existing fenestration of the dwelling. Whilst the external finish of the remaining area around this window is not provided a condition can be imposed to ensure it is finished in materials which match those on the existing elevation. As such the proposal would be in keeping with the character of the dwelling and would not appear out of place. It is also noted that there are examples of similar garage conversions visible within the streetscene and as such, the works would not harm the visual amenities of the area. The development is therefore in accord with Policy SW11 of the LDP

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. However, in this respect it is not considered that the proposal would have any unacceptable impact. The proposed use of the garage following its conversion would remain residential and the new front window would overlook the front garden area and adjacent highway. It is also noted that no representations were received following the publicity exercise. The works would therefore comply with Policy SW11 of the LDP.

Finally, it is acknowledged that the garage conversion would result in the loss of an existing off street parking space which would leave the dwelling with a single parking space on the existing driveway. It is also noted that there is no opportunity to create a second parking space within the curtilage of the property. The Engineering and Traffic Group Leader has therefore objected to the proposal on the basis that it would generate additional on-street parking, to the detriment of highway safety. Notwithstanding this, there has been a clear shift in national policy with an emphasis placed on reducing the

reliance on private cars. In this location, which is well served with public transport, there is an opportunity for the occupants of the dwelling to be less dependent on private cars and thus it is possible that two car parking spaces may not be required. However, it is also considered that there is suitable on-street parking available within this housing estate to accommodate the loss of a single onsite parking space without harming highway safety. As such, whilst the comments of the Engineering and Traffic Group Leader are acknowledged, it is not considered justified to refuse the application on such grounds.

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:**

CONDITIONS/REASONS:

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:

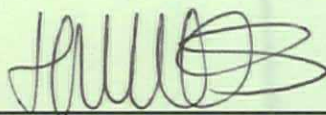
Proposed elevations and proposed ground floor plan, Received on 20 January 2020.

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

3. The materials to be used in the construction of the external surface of the garage conversion shall match those used in the existing dwelling.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

24/2/20