

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties.

One letter of objection has been received from a local resident. The concerns raised are summarised below:

- Changes to the garden fence, the construction of an outbuilding and the incorporation of extra land to the side have contributed to a loss of a view of the trees.
- The writer is concerned that if the development is approved, the view from his property will be dominated by buildings.

Local Ward Members were advised of the objections received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer Planning and Neighbourhood Services.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 - Settlement Boundaries

Policy SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The main considerations in the assessment of this application relate to the impact of the proposed summerhouse on the character and appearance of the existing dwelling and the surrounding area and its impact on the amenity and privacy of neighbouring properties.

In terms of visual impact, the summerhouse would be sufficiently set back from the front of the property and its scale would be subservient to the existing house. While it is appreciated that the timber structure would be prominently located to the side of the applicant's property and that it would be in close proximity to the road, its single storey height would assist in ensuring that it would not appear as an unsympathetic addition within the street. Moreover, the majority of the structure would be concealed by the applicant's fence and the landscaping to the north of the site would further help to soften and limit the visual impact this scheme may have on the street scene. As such, while it is appreciated that concerns have been raised to the scheme, the proposal would not unacceptably impact on the character and appearance of the existing property or the surrounding area.

Regard has also been had for the potential impact of the summerhouse on the amenities of surrounding residents. In this respect, given that the summerhouse would be positioned at the northern end of the property, and the only adjoining property is to the south of the site, it is not considered that the summerhouse would be overbearing, nor would it result in a harmful level of overshadowing or overlooking impact to neighbouring properties.

The concerns raised by the objector have been acknowledged. However, the loss of a private view is not a material planning consideration. The scale and height of the proposed summerhouse has been found to be acceptable and it is not considered that the development would cause harm to the character and appearance of the area nor would it adversely affect the amenities of neighbouring properties. As such, the proposal is in accordance with Policy SW11 of the LDP.

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

CONDITIONS:

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

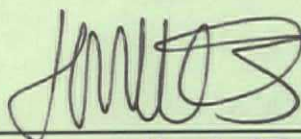
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Forest Grove 01 received on 09.06.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

23/7/20