

DELEGATED REPORT

Application No:	P/23/0237
Site Address:	35 Anthony Hill Court Pentrebach Merthyr Tydfil CF48 4AZ
Development:	Proposed conversion of garage to Living accommodation
Case Officer:	Nia Chard
Application Expiry Date:	6th December 2023
Consultation reply date expired:	2nd November 2023

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area. The site is bounded by a highway to the front, pedestrian walkway to the rear and dwellings on either side. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

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

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

CONSULTATION

None undertaken.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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 – Household Design Guide

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. The external finishes are proposed to match the existing dwelling. 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, although it is noted that the proposal would result in the loss of one parking space, the dwelling would still provide three vehicular parking spaces within its curtilage. This would be considered acceptable for a dwelling of this scale.

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:

Site Location Plan, Proposed Elevations, Block Plan, Drawing No. 2023/01/P01
Received 11.10.2023

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

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 14.11.2023