

DELEGATED REPORT

Application No:	P/23/0193
Site Address:	Row Of Garages At Pine Close Gurnos Merthyr Tydfil
Development:	Demolish row of garages (6 no.) and provide parking bays with enclosure
Case Officer:	Marlene Ferreira
Site Visit:	
Application Expiry Date:	11th October 2023
Consultation reply date expired:	12th September 2023

APPLICATION SITE

The application site relates to a row of 6 garages located off Pine Close, in Gurnos. The rear wall of the garages forms the boundary with a private garden area which serves the existing block of flats located to the west.

These garages are located off a cul-de-sac street, amongst other existing garages, which serve the neighbouring dwellings.

PROPOSED DEVELOPMENT

This application seeks planning permission to demolish the existing garages and provide a 6 bay parking area. The parking bays, which would be finished with Marshalls permeable block paving, would be enclosed to the sides and rear by a new brick wall with timber fencing above, which would have a total maximum height of 2 metres. A crossover would be provided from the adopted highway to the parking bays.

PLANNING HISTORY

The Council's records do not show any recent or relevant planning history for this site.

CONSULTATION

Head of Engineering and Highways - No objection.

Ecology Officer - No objection.

Environmental Health - No objection, subject to conditions.

Welsh Water

- No objection, subject to conditions.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, adjoining properties were consulted and three site notices were displayed within the vicinity of the site. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

Policy 1 – Where Wales Will Grow

Policy 2 – Shaping Urban Growth and Regeneration – Strategic Placemaking

Policy 4 – Supporting Rural Communities

Policy 9 – Resilient Ecological Networks and Green Infrastructure

Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

National Planning Policies

- Planning Policy Wales - Edition 11 (February 2021)

Paragraph 3.3 refers to good design and states that *‘...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...’*

Paragraph 3.9 refers to character and states that *‘...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...’*

Paragraph 3.14 refers to context appraisal and states that these *‘...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment...’*

Paragraph 3.55 states that *‘...previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. It is recognised, however, that not all previously developed land is suitable for development...’*

Paragraph 6.4.3 discusses biodiversity and states that '*...the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement...*'

- TAN (Technical Advice Note)

TAN 5 – Nature and Conservation Planning (2009)

TAN 12 – Design (2016)

Local Planning Policies

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 - Nature Conservation and Ecosystem Resilience

Policy EnW4 - Environmental Protection

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed development is acceptable in principle in this location, and with regards to its impact upon the character and appearance of the area, residential amenity, ecology, parking provision and highway safety.

Principle of Development

The application site lies within the settlement boundary. Thus, the principle of development is considered acceptable and is generally supported by LDP Policy SW4, provided the proposal is compatible with other relevant policies and material planning considerations.

Character and Appearance

The proposal would result in the demolition of the existing garages and their replacement with a parking area for up to 6 vehicles. Thus, the site would continue to be used for the purposes of vehicular parking to serve nearby residents. The bays would be laid in a permeable surface and enclosed by a brick wall with timber fence above, to its side and rear. The proposal would therefore be considered acceptable and in context with the surrounding built environment. As such, it would not have an adverse impact on the character or appearance of the area and would accord with LDP Policy SW11.

Residential Amenity

The 6 existing garages, as described above, are located to the rear of an existing block of flats within an established residential area. The replacement of the garages with a parking area would continue to provide parking for 6 vehicles. As such, the impact of the proposal would not be considered any more harmful to the amenities of surrounding occupiers than the existing garages. The proposed development would therefore accord with LDP Policy SW11.

Ecology

Due to the nature of the proposal, a Preliminary Roost Assessment (PRA) of the garages (undertaken by a suitably qualified and experienced ecologist) was required to be submitted. The ecology report was received and considered by the Council's Ecology Officer, who has raised no objections provided the works are carried out in accordance with the report. As such, an appropriately worded condition would therefore be attached in respect of any planning permission granted. The proposed development would therefore accord with LDP Policy EnW1.

Parking and Highway safety

The proposal, as noted above, would result in the removal of 6 garages and the provision of a parking area with 6 vehicular parking bays. The proposal would therefore continue to be used for the parking of vehicles and no off-street parking would be lost as a result of this proposal. The Head of Engineering and Highways has considered the proposal and has not raised any objections in this respect. As such, the proposal would not be considered to have any adverse impact upon parking provision or highway and pedestrian safety and as such would accord with LDP Policy SW11.

CONCLUSION

For the reasons set out above, the proposed development is considered to be acceptable and complies with the relevant LDP policies.

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: TAL23/20/01, received: 16th August 2023;
- Building Inspection Report (Protected Species), November 2023, received: 9th November 2023.

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

3. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

4. Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 09:00 to 14.00 on Saturdays and at no time on Sundays or Public Holidays.

Reason - To ensure that the noise emitted/activities are not a source of nuisance to occupants of nearby properties in accordance with Policies SW11 and EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services


DATE: 14.11.2023