

DELEGATED REPORT

Application No:	P/19/0303
Site Address:	Rear Of Six Bells Inn Heolgerrig Merthyr Tydfil
Development:	Retention of garage
Case Officer:	Marlene Ferreira
Site Visit:	28th November 2019
Application Expiry Date:	21st January 2020
Consultation reply date expired:	18th December 2019

APPLICATION SITE

The application site relates to a former public house, located off Heolgerrig Road, Heolgerrig. The public house has been sub-divided into two-storage units at ground floor and two flats at first floor, which was approved under planning permission P/13/0026. As part of this application a detached domestic garage was also granted within the courtyard at the rear of the premises, accessed off a narrow lane (adjacent to Pen Y Bryn), off Heolgerrig Road.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the erection of a garage to the rear of the premises. The garage is sited in a similar location and is of a similar scale to that approved under planning application P/13/0026. It is 7.1 metres wide, 8.2 metres deep with a 4.1 metre ridge height and has been finished with rendered elevations and slate roof tiles.

PLANNING HISTORY

P/13/0026 - Change of use from a public house at ground floor into two storage units and from one residential flat at first floor into two residential flats, a new garage to the rear, and erection of access gates to the rear – Approved: 24th July 2013

CONSULTATION

Engineering and Traffic Group Leader

No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby properties and a site notice was displayed within the vicinity of the site. No letters of representation have been received following this publicity exercise.

POLICY CONTEXT

The following policies contained within the Merthyr Tydfil Local Development Plan (LDP) 2006-2021, are relevant to the determination of this application:

- BW1 – Primary growth area
- BW4 – Settlement boundaries/location constraints
- BW7 – Sustainable design and place making
- BW12 – Development proposals and transport
- TB11 – Access, parking and accessibility of local facilities

Supplementary Planning Guidance (SPG'S)

- SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed retrospective garage, in respect of its siting, scale and design would be considered acceptable with regards to its impact upon the character and appearance of the property, the amenities of nearby occupiers, parking provision and highway safety.

Character and Appearance

The garage has been constructed at the rear of the property within a rear courtyard. As such, it would remain screened from the front street scene. Like the originally approved garage (granted under planning permission P/13/0026), the development still relates to a large structure, which although 0.4 metres smaller in width, is in fact 1.6 metres larger in depth and 0.6 metres higher. However, it is sited within a spacious rear courtyard and would therefore not dominate the rear of the property or detract from its appearance. Although, it is noted that the roof design of the garage has changed to comprise a front gable, it would match the gable roof design at the rear of the property and would therefore be in context with surrounding development. The garage, as constructed, is therefore not considered to detract from the character or appearance of the property and would therefore comply with LDP Policy BW7.

Residential Amenity

The garage has also been considered in respect of its impact upon the amenities of nearby occupiers namely 59, 60 and 61 Heolgerrig and is considered acceptable.

It is noted that under the original application (P/13/0026) the gable front roof design of the garage was amended to a pitched roof so that it would be sloping away from the neighbouring properties at the rear (59 and 60, Heolgerrig) to prevent an overbearing impact on these neighbouring occupiers. Whilst the garage which has been constructed on-site has a front gable roof design and would be 0.6 metres higher than that approved (under application P/13/0026), it should also be noted that the garage would be located at least 1.2 metres from the rear dividing boundary of 59 and 60, Heolgerrig and at least 1 metre from the side dividing boundary of 61 Heolgerrig. In addition, the ridge height of the garage is only 1 metre higher than the dividing boundaries to its side and rear. As such, the garage, as constructed, is not considered to have an overbearing impact upon the amenities of these neighbouring occupiers. It should also be noted that no letters of objection have been received in respect of this retrospective proposal. The development would therefore comply with LDP Policy BW7.

Highway Safety

The existing garage is sited within a spacious rear courtyard and has adequate on-site turning area, allowing vehicles to enter and leave the site in forward gear without causing an adverse impact upon highway or pedestrian safety. As such, the Engineering and Traffic Group Leader has not raised an objection and the proposal therefore complies with LDP Policies BW12 and TB11.

CONCLUSION

The proposed retention of the garage is therefore considered acceptable and would not have an adverse impact on the character or appearance of the property, the amenities of nearby occupiers, parking provision or highway safety. As such, it would comply with LDP Policies BW7, BW12 and TB11.

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 be carried out in accordance with the following approved plans and documents:

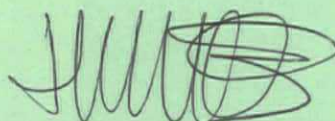
- Drawing: 632.01 Block Plan, received 26th November 2019;
- Drawing: 632.03 Proposed Plans, received 26th November 2019.

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

2. The garage hereby approved, shall not be used at any time for any commercial or business use.

Reason - To clearly define the scope of this permission and the use of the garage in the interest of highway safety and residential amenity and to accord with Policies BW7 and BW12 of the Merthyr Tydfil Local Development Plan.

RECOMMENDATION ENDORSED

A handwritten signature in dark ink, consisting of several loops and a final flourish.

Head of Town Planning

DATE:

13/1/20.