

DELEGATED REPORT

Application No: P/19/0321

Site Address: Antrac Motors
Rock Garage
Cardiff Road
Quakers Yard
Treharris

Development: Front workshop extension

Case Officer: Caroline Pulley

Site Visit: 20th December 2019

Application Expiry Date: 4th February 2020

Consultation reply date expired: 10th January 2020

APPLICATION SITE

The application site is located along Cardiff Road in Quakers Yard. It is currently occupied by a company called Antrac Motors and is used for the sale of new and used commercial vehicles. It comprises a two-storey and a single storey building and a large forecourt canopy. A large number of commercial vehicles are displayed to the front of the premise for the purpose of sale.

The site is located to the east of the end of terrace property known as 1 Rock Houses. A steep (almost vertical) rock face is located to the rear of the premise and the eastern part of the site comprises a steep bank that runs alongside the carriageway.

PROPOSED DEVELOPMENT

This application seeks full planning permission for a single storey workshop extension. The proposed extension would be located within the eastern part of the site and to the front of an existing single storey lean-to extension. It would measure 7.6m wide, 3.7m deep and 3.6m high and would tie into the eaves of the existing building. The front elevation would feature a 4.2m wide galvanised roller shutter door and a 0.7m wide steel framed pedestrian door. The external walls of the extension are proposed to be finished in render to match the existing building and the roof would be covered in galvanised steel profile sheets.

PLANNING HISTORY

P/05/0667	Demolition of existing commercial garage and erection of 3 storey apartment block (6 units) and 2 storey semi detached houses (2 units)
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Approved
21.03.2006

CONSULTATION

Engineering and Traffic Group Leader: No objection.

Environmental Health Manager: No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of representation were received following this publicity exercise.

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 Local Development Plan (LDP) 2006-2021:

Policy BW2 – Development Strategy – Secondary Growth Area

Policy BW4 – Settlement boundaries/location constraints

Policy BW7 – Sustainable design and placemaking

Policy BW8 – Development and the water environment

Policy TB11 – Access, parking and accessibility of local facilities

PLANNING CONSIDERATIONS

The site is located within the settlement boundary and, as such, the principle of development is acceptable and supported by LDP Policy BW4. The main issues to consider under the assessment of this application therefore relate whether the proposed development would be acceptable with regard to its impact upon the character and

appearance of the premises and the wider area, the privacy and amenities of nearby occupiers, parking provision and highway safety.

The proposed extension would be located to the north-eastern side of the premise, would project 3.7m forward of the existing single storey building and would involve a small reduction to the depth of the existing forecourt. Whilst acknowledging that the extension would be visible from the highway, the single storey building would continue to be subservient to the main two-storey building on the site. The front elevation of the extension would also be very similar to the appearance of the existing building and matching materials are proposed to the building's external elevations. Furthermore, whilst it is noted that the extension would bring the existing building in line with the main two-storey building, it would not be overly prominent and moreover, it would be largely obscured by the commercial vehicles that are displayed on the premises forecourt.

In respect of the impact of the proposal upon the amenities of nearby occupiers and parking and highway safety, it should be noted that the extension would be located within the north-eastern corner of the site, away from any other premises and would therefore not detract from the amenities of nearby occupiers. Likewise, the side extension would not have a significant adverse impact upon parking provision or highway safety, given that the parking and manoeuvring space at the front of the premises would remain largely unaffected as a result of this proposal. The Engineering and Traffic Group Leader has therefore not raised an objection to the proposed development which would accord with LDP Policies BW7, BW12 and TB11.

As a result, it is considered that the proposed extension would result in an acceptable form of development which would not significantly detract from the character or appearance of the area, impact upon neighbouring premises or have an adverse impact on parking provision or highway safety. The proposal would therefore comply with LDP Policies BW4, BW5, BW7 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

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:

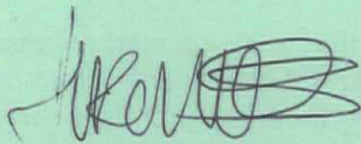
Existing & Proposed Plans & Elevations received on 10.12.2019

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 surfaces of the extension shall match those used in the existing building.

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 BW7 of the Merthyr Tydfil Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

13/1/20