

DELEGATED REPORT

Application No: P/20/0184

Site Address: Land Adjacent To The Moat
Pantyffyn Road
Penyard
Merthyr Tydfil
CF47 0HU

Development: Construct a stable building (retrospective)

Case Officer: Marlene Ferreira

Site Visit: 18th August 2020

Application Expiry Date: 5th October 2020

Consultation reply date expired: 2nd September 2020

APPLICATION SITE

The application site relates to a rectangular parcel of land located to the east of The Moat, a detached dwelling located off Pantyffyn Road. The flat parcel of land is also accessed off Pantyffyn Road by a gated vehicular access. The land appears to be used for grazing. A small stable building has been constructed to the northeast corner of the land and appears to be completed.

The land is enclosed from the front highway (Pantyffyn Road) by a well-established hedgerow and other vegetation. It is separated from the curtilage of The Moat (to the west) by a low stone boundary wall and a hedgerow. To the rear, the land is enclosed by a high hedgerow and other vegetation. A post and rail fence and hedgerow also encloses the site from the neighbouring fields to the east.

The application site lies within the designated settlement boundary and open space as shown within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the construction of the stable building on the northeast corner of the site.

The flat roof stable building measures 3.35 metres wide and 3.35 metres deep, with a maximum height of 2.15 metres. It has been constructed in blockwork and finished with rendered elevations, painted green, and steel roof sheets. It has a UPVc window and steel and timber door.

PLANNING HISTORY

The council's records do not show any other recent or pertinent planning history which would be relevant to the consideration of this application.

CONSULTATION

Engineering and Traffic Group Leader	No objection.
Policy Section	No objection.
Ecology Officer	No objection.
Landscape Architect	No objection.
Environmental Health Manager	No objection.
The Coal Authority	No objection.

PUBLICITY

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

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

- Policy SW4: Settlement Boundaries.
- Policy SW10: Protecting and Improving Open Spaces
- Policy SW11: Sustainable Design and Placemaking.
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EnW4: Environmental Protection.

Other Guidance:

Merthyr Tydfil Open Space Strategy and Action Plans (July 2016).

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the stable building, as constructed, would be acceptable in this location in principle, and whether it would be acceptable with regards to its impact upon the character and appearance of the area, residential amenity, ecology and highway safety.

Principle of Development

The stable building has been constructed on a parcel of land, adjacent to The Moat and off Pantyffyn Road. This land lies within the settlement boundary where new development is supported, provided it complies with other relevant policies and material planning considerations. The development, as constructed, therefore complies with LDP Policy SW4.

The stable building also lies within the Open Space Pantyffyn Road Multifunctional Greenspace, as designated within the LDP. However, further consultation with the Council's Landscape Architect determined that the open space boundary has been incorrectly drawn in the LDP. The application site is therefore located adjacent to the Open Space (Pantyffyn Road Multifunctional Greenspace). This retrospective proposal, given its siting and small scale, is therefore not considered to have an unacceptable adverse impact or result in the loss of open space. It is therefore considered to comply with LDP SW10.

Character and Appearance

The existing stable is sited at the rear eastern corner of the rectangular parcel of land, located over 20 metres from the front highway. It is a modest building, painted green, measuring just over 11 square metres with a roof height of just over 2 metres. As a result, the proposal is considered a small scale development which does not appear prominent or incongruous when viewed from the front street scene or the surrounding area. Whilst the building does not take the traditional form, scale and finishes of a standard stable, the agent confirms that it is used by the Shetland pony grazing on the land. It was noted during the site visit that a Shetland pony was on the land. As such, the stable building as constructed is not considered to have an adverse impact on the character or appearance of the area and would therefore comply with LDP Policy SW11.

Residential Amenity

The stable building has been constructed at a significant distance from any nearby occupiers, since the closest neighbouring dwelling is located over 30 metres away. As such, the stable building is not considered to result in an overbearing form of development nor does it contribute to any significant loss of light or privacy to the amenities of these neighbouring properties. The relationship between the stable building, as erected, and the nearby occupiers is therefore considered acceptable and complies with LDP Policy SW11.

Ecology

The stable building has been constructed in an area where there are known local records for protected species, such as birds, bats, hare, hedgehogs etc. Given its siting and small scale, survey work was not requested by the Council's Ecologist, however enhancement measures have been requested to provide roosting opportunities for bats. This included leaving small gaps between the bargeboards and walls on the northern and eastern elevations. It should be noted however, as mentioned previously, that the building has already been constructed. Furthermore, given its small scale, it is not considered that the stable building has any significant adverse impact on protected species. As such, the proposal is considered to comply with LDP Policy EnW1.

Highway Safety

The stable building is accessed off the existing hardstanding, dropped curb and gated access off Pantyffyn Road. The Engineering and Traffic Group Leader has considered the existing arrangement/layout and has not raised any objections. The proposal is therefore considered to comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

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

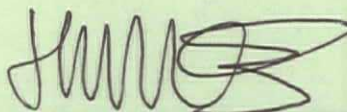
- Drawing no: MOAT 01A, received: 10th August 2020.

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

2. The use of the stable hereby permitted shall be limited to private purposes only and for no other purpose, including any business or commercial use.

Reason - In the interests of highway safety and to protect the amenities of the adjoining neighbouring properties in accordance with Policy SW11 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 30/09/2020