

DELEGATED REPORT

Application No:	P/24/0237
Site Address:	1 River Avenue Trelewis Treharris Merthyr Tydfil CF46 6EF
Development:	Installation of an Air-Source Heat Pump
Case Officer:	Kate Glover
Site Visit:	31st October 2024
Application Expiry Date:	10th December 2024
Consultation reply date expired:	6th November 2024

APPLICATION SITE

The application site relates to a two-story, detached dwelling located on a residential street within Treharris. The external materials of the property are rendered elevations and tile roof, and the property has the benefit of a front garden area, driveway, garage and rear garden. The property is part of a recently completed housing estate.

Other dwellings in close proximity of the application site are No. 2 River Avenue which is located to the east of the application site; No.s 11, 12 and 13 Manor View which are located to the west of the application site; and No.s 17 and 18 Manor View which are located to the south of the application site.

The application site is within the settlement boundary as identified by Local Development Plan Policy SW4 and its associated proposal map.

PROPOSED DEVELOPMENT

This application seeks planning permission to install an air source heat pump (ASHP) on the driveway of the application property.

The ASHP would measure approximately 0.9m high, 1.2m wide and 0.4m deep and would be positioned close to the side of the building, and towards the rear of the driveway and some 1.4m in front of the garage.

The ASHP would, at its nearest point, be positioned approximately 2.25m away from the boundary of No. 11 Manor View.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/10/0078 Residential development (of up to 300 residential units) and associated infrastructure works
OUTLINE GRANTED 21 Feb 2012
- P/15/0053 Variation of a condition attached to outline planning permission P/10/0078 for residential development (of up to 300 residential units) to allow a further 3 years for the submission of reserved matters
GRANTED 23 Sep 2015
- P/12/0192 Erection of 49 No 2, 3 and 4 bedroom properties and all associated works reserved matters
GRANTED 21 Dec 2012
- P/13/0146 Variation of Plots 46 - 49 to amend slab levels previously approved under Planning Permission P/12/0192
Approval of Reserved Matters GRANTED 18 Jun 2013

CONSULTATION

Environmental Health Manager: No objection
Bedlinog and Trelewis Community Council: No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design
- Note 5, Nature and Development
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed air source heat pump is acceptable in terms of its principle, its siting, scale and design, impact upon residential amenity, impact upon highway safety and parking, and ecology.

Principle of Development

The proposal would be located on the rear driveway area of 1 River Avenue and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

Visual Impact

It is considered that the scale of the proposal would not be detrimental to the visual qualities of the property and as the air source heat pump would be observed in the context of the dwelling and would not be detrimental to the application property or to the wider street scene.

As such, the proposal meets the requirements of LDP Policy SW11.

Residential Amenity

The proposal has been considered in respect of its impact upon the neighbouring properties.

No objections have been received from the Environmental Health Manager and given the scale and siting of the development, the proposal would not cause any harm upon the surrounding residential amenity.

It is noted that no representations were received following the publicity exercise.

The relationship between the proposed development and the neighbouring dwellings is acceptable and the development accords with LDP Policy SW11.

Highway Safety and Parking

It is noted that the ASHP would be positioned in front of the application property's garage and towards the rear of the driveway, and as such, the ASHP has the potential to restrict

movement of vehicles entering/leaving the garage restrict the number of vehicles that could park on the driveway.

CSS Wales – Wales Parking Standards 2008 (Parking Standards) advise that a parking space should be a minimum of 4.8m in length. The plans show that when measuring from the ASHP to the point at which the driveway meets the public highway, the driveway would be approximately 12.3m long. As such based on the guidance set out in the Parking Standards, the driveway would be able to accommodate 2 parking spaces with the ASHP installed.

Further to the above, the known planning history of the site is listed above and it is noted that the none of the planning permissions include any restrictions in relation to the use of the garage or driveway. For example, that the garage and parking area should only be used for the parking of domestic vehicles or that the garage and or driveway should remain available for 'x' number of vehicles.

Given that there would two parking spaces would be available and there are no parking restrictions associated with the identified planning history the site, the application would not represent a significant detriment to highway safety or parking requirements. As such, the proposal meets the requirements of LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has recommended that a condition is used to secure biodiversity enhancement.

As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). Given the nature of development, this would not be deemed a reasonable requirement in this instance. Given the particularly minor scale and nature of the development, which would have a negligible impact on ecology and the surrounding green infrastructure, a condition to secure ecological enhancement is not deemed to be proportionate in this instance.

As such, the proposal meets with the requirements of LDP Policy EnW1.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 document:

Plan Reference: TQRQM24283093143087, Received on 11 November 2024.

Drawing Title: Site Layout, Sheet: S - 01, Received on 15 October 2024.

Daikin Altherma 3, Low Capacity Monobloc (4-6-8 class), Received on 15 October 2024.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 03.12.2024