

# DELEGATED REPORT

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| <b>Application No:</b>                  | <b>P/22/0036</b>                                                                                                                                   |
| <b>Site Address:</b>                    | <b>148 Corner Houses<br/>Heolgerrig<br/>Merthyr Tydfil<br/>CF48 1RH</b>                                                                            |
| <b>Development:</b>                     | <b>Conversion and extension of existing garage/outbuilding into holiday accommodation unit. Proposal to include off-road parking at The Gables</b> |
| <b>Case Officer:</b>                    | <b>Caroline Pulley</b>                                                                                                                             |
| <b>Site Visit:</b>                      | <b>3rd March 2022</b>                                                                                                                              |
| <b>Application Expiry Date:</b>         | <b>9th June 2022</b>                                                                                                                               |
| <b>Consultation reply date expired:</b> | <b>17th May 2022</b>                                                                                                                               |

## APPLICATION SITE

The application site comprises 147 and 148 Corner Houses located in the residential area of Heolgerrig. Also included within the application site boundary is a detached dwelling known as 'The Gables'. This property is located approximately 60m (as the crow flies) to the north-east of 147 and 148 Corner Houses and is accessed directly off Heolgerrig Road. It is included with this application for the provision of off-road parking in connection with the proposed holiday let use only.

Externally, 147 and 148 Corner Houses appear as two terraced dwellings from the outside but the applicant has advised that the property is occupied as a single dwelling. The property is situated at the end of a small row of terraced houses comprising four properties in total. Access to each property is via a narrow footpath, which runs along the front of the terrace. Unlike most properties, which tend to have larger garden areas to the rear, these properties have long front gardens and very small rear gardens. They do not benefit from any off-road parking, apart from the first property, which is situated closest to the highway and appears to benefit from a parking space within its front garden.

Being situated on the western fringe of Heolgerrig, the surrounding area does appear more rural in nature than the main residential area of Heolgerrig to the north-east. Most notably as one travels in a westerly direction towards the site, the highway reduces in width. As such, on-street parking is more restricted in this particular area of Heolgerrig. However, directly opposite the terrace there is a small lay-by serving a children's playground. This provides unrestricted off-road parking for approximately three vehicles.

## PROPOSED DEVELOPMENT

Full planning permission is sought to convert and extend an existing outbuilding in the front garden into a single unit of holiday accommodation. This would involve the footprint of the existing outbuilding being extended from 3m x 3.2m to 3m x 6.4m. The eaves height of the existing building would remain unchanged but the roof would have a shallower pitch to take account of the extended length of the building. The fenestration would also be changed with the doorway in the north-western elevation being relocated to the centre of the elevation and a patio door being provided within the north eastern elevation of the building. The high-level window located in the south-western elevation would also be relocated. No windows are proposed in the south-eastern elevation. Inside, the building would have an open plan layout consisting of a double bed, a sofa, a shower room and w.c. and a small kitchenette. No on-site parking provision is proposed within the curtilage of application property. However, the submitted details indicate the allocation of a single parking space within the curtilage of a nearby property known as 'The Gables'.

## PLANNING HISTORY

There is no recent planning history relating to the property.

## CONSULTATION

Head of Engineering: No objection.

Environmental Health Manager: No response.

The Coal Authority: No objection.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site. A second publicity exercise was also undertaken following details of off-road parking being provided with the application.

No letters of objection were received to these publicity exercises.

## POLICY CONTEXT

### National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) 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 TAN to this application is 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 County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

Policy EcW7 – Tourism, Leisure and Recreation Development

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Conservation

## PLANNING CONSIDERATIONS

### Principle of the proposed development

The site is located within a residential area and lies within the Primary Growth Area of the settlement boundary (Policy SW4) as such the development is considered to be acceptable in principle, subject to the proposal, being compatible with other relevant planning policies and material considerations.

Policy EcW7 relates to tourism, leisure and recreation development. This states that within settlement boundaries development of this nature is generally supported, where they satisfy the Local Development Plans other policies.

As such, both Policies SW4 and EcW7 of the LDP support the principle of the proposed development.

### Character and visual amenity

The site is located in a residential area characterised by a variety of different dwellings of various designs and scales. The proposal relates to a terraced property, which has a generous front curtilage in which there is an existing outbuilding, which it is proposed to be converted into a unit of holiday accommodation. To accommodate this change of use, the existing building would be doubled in length and some external alterations are proposed, namely the insertion of a patio door in the north-eastern garden elevation, the insertion of a new window and door to north-western elevation and a new window within the south western elevation (facing the front of the existing property). While it is acknowledged that the building is located forward of the property's front elevation, it does not form an overly

prominent addition and the proposed extension to the building would be of a limited height and scale. The changes proposed to the existing openings are relatively minor would not have any significant impact on the character or appearance of the dwelling itself or the area in general. On this basis the proposal is considered to be acceptable and in accord with Policy SW11 of the LDP.

#### Residential amenity

It is recognised that people may behave differently when on holiday and the proposed use of the building as holiday accommodation may result in some additional noise and disturbance caused by the comings and goings of guests and their activities. However, the proposed use of the building would be fundamentally residential in a nature and given its modest size would only be able to accommodate a limited number of guests. Therefore, it should not generate noise and disturbance significantly greater than that of a dwelling. It is also noted that the holiday let would be set in from the dividing boundary with the adjoining terraced property and this would further help to limit any potential impact resulting from noise and disturbance from the proposed use. Therefore, having regard to the above and with the lack of any representations following the publicity exercise the proposal is found to be acceptable in terms of its impact on residential amenity and therefore in accord with Policy SW11 of the LDP.

#### Parking and highway safety

In respect of parking and highway safety, it is noted that the holiday let is not proposed to be served by any on-site parking. However, a single off road parking space would be provided within the driveway of the property known as 'The Gables' which is a short walk from the proposed holiday let. Taking this into account, the Head of Engineering has not raised any highway safety concerns and has therefore not objected to the application. The proposal would therefore be in accordance with Policy SW11 of the LDP.

#### Conclusion

The change of use and extension of the existing outbuilding to a holiday let does not result in a harmful impact to the character and appearance of the surrounding area. Furthermore, whilst an intensification of use may occur at the property, which could result in some additional impact upon amenity standards currently enjoyed by surrounding residents, any additional impact would be minimal and would not be significantly harmful to warrant the refusal of the application. Finally, the change of use would not have a significant impact on pedestrian or highway safety in the vicinity.

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:

1:1250 scale location plan received on 14.04.2022

1:500 scale block plan received on 14.02.2022

Drawing number CON-DWG-01 received on 14.02.2022

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

## INFORMATIVES

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

2. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.  
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

3. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of

the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

4. The developer shall obtain all other necessary consents **BEFORE** works commence including BUILDING REGULATION approval.

RECOMMENDATION ENDORSED



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Head of Town Planning

DATE:

18/5/22