

DELEGATED REPORT

Application No:	P/23/0078
Site Address:	76 Penlan View Ynysfach Merthyr Tydfil CF47 8NX
Development:	Storage shed and creation of off road parking
Case Officer:	Rebecca Owens
Site Visit:	20th April 2023
Application Expiry Date:	22nd May 2023
Consultation reply date expired:	20th April 2023

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area and within the settlement boundary. The site is bound by a highway to the front, a footpath to the side and rear and another dwelling to the other side. The site slopes gradually from the front to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a storage shed and the creation of off road parking.

The proposed storage shed would be located in the northern corner of the site adjacent to both the highway known as Penlan View to the west and a footpath which is along the north-eastern side boundary. The shed would have an irregular footprint with sides of different lengths (5.038m and 4.03m), a rear elevation (facing into the garden) of 3.048m and a front elevation (facing towards the highway) of 3.16m. It would also have a flat roof which would, due to the gradient of the ground, vary in height between 2.84m and 2.71m. The external elevations would be finished with cement render and the shed would feature a colour coated metal roller shutter door in its rear elevation.

In terms of the off-road parking area, it is proposed to remove the entire front boundary fence and create a tarmac driveway accessed off the highway to the west and adjacent to the northern side of the dwelling. The land would be reprofiled to create a sloping surface from the highway.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering & Traffic Group Leader No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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 11, February 2021)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1: Historic Environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The proposed shed would be sited almost hard on the front boundary, which is adjacent to the highway and alongside a footpath. As such, it would occupy an extremely prominent location. In addition to its prominence, the shed has a somewhat rudimentary design which would be visually poor and provide blank elevations to both the highway and the footpath. Given its siting and poor design, the shed would appear unsympathetic and discordant, resulting in a harmful impact to the character and visual amenities of the dwelling itself and the area in general. This would be contrary to Policy SW11 of the LDP. Notwithstanding the above, no concerns are raised with respect to the visual impact of the hardstanding.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect the creation of the off-road car parking would have little impact. The shed would be positioned to the north of the site, separated from the neighbouring dwelling known as 77 Penlan View by a footpath. Whilst it would be in close proximity to the boundary of this dwelling, given its relatively modest height and the separation between the properties, it would not result in an overbearing impact or create any harmful overshadowing or loss of light to this dwelling. Having regard to this and

noting that no objections were received following the publicity exercise, the proposal is deemed to be acceptable in terms of residential amenity.

The application would result in the creation of off-street parking provision to serve a dwelling which does not currently benefit from any. Whilst it is recognised that access / egress from the hardstanding would require vehicular reversing manoeuvres, the Head of Engineering and Highways considers this to be satisfactory. Accordingly, no objection has been received and the application is found to be acceptable in terms of parking and highway safety.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

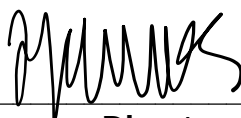
Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASON:

1. The shed by virtue of its prominent siting along the front boundary and poor design would represent an unsympathetic and incongruous feature which would harm the character of the dwelling and the visual amenities of the wider streetscene. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

18/5/23