

DELEGATED REPORT

Application No: P/20/0213

Site Address: 6 Oak Tree Rise
Dan Y Graig
Twynyrodyn
Merthyr Tydfil
Merthyr Tydfil

Development: Erect 1m high railings and gates to front and side garden boundaries

Case Officer: Rebecca Owens

Site Visit: 28th September 2020

Application Expiry Date: 4th November 2020

Consultation reply date expired: 1st October 2020

APPLICATION SITE

The application relates to a detached dwelling in a mainly residential area within the settlement boundary. The site is bound by highways to the front and eastern side and other dwellings to the rear and western side. The profile of the site is....

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of metal railings around the front garden area with two metal gates for access. The proposed railings and gates would be 1m in height and painted black.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/03/0504 Re-submission of reserved matters application for 96 No. houses.
Granted permission subject to conditions on 13 November 2003
- P/03/0359 Reserved matters application for 96 No. detached houses.
Granted permission subject to conditions on 11 November 2003
- P/02/0407 Residential development
Granted outline planning permission subject to conditions on 4 February 2003

CONSULTATION

No consultation exercise was considered necessary in this instance.

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

Policies SW11: Sustainable design and place making and CW1: The 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

It is noted that planning permission is not normally required for boundary treatments up to 1m in height. However, the original planning permissions relating to this housing estate (see planning history sections above) included conditions removing permitted development rights for the erection of any boundary treatments forward of the principal elevation to protect visual amenity. For this reason a planning application has been submitted for the proposed railings.

It is recognised that the application relates to a dwelling within a relatively new housing development, which is characterised by its open plan layout and an absence of front boundary treatments. However, it is also noted that due to the levels within this estate there are a number of dwellings with raised front entrances accessed by brick built step structures and featuring railings. Indeed, there are a number of these visible on the opposite side of the street. These large and prominent step features erode the overall openness of the front street scene and the effectiveness of the open plan design. They also introduce railings as a prominent element within the street scene. Given this context, it is not considered that the erection of railings to the front garden of the application site would appear incongruous or indeed harm the character or visual amenity of this housing estate. The railings would provide a secure and enclosed front garden area whilst still retaining an element of openness and would have a less harmful impact than more solid alternatives. For the above reasons the proposal is found to be acceptable in terms of visual amenity and would not harm Urban Character Area 3 (Twynyrodyn, including Ysgubor Newydd and Penyrheol). The proposal therefore complies with Policies SW11 and CW1 of the LDP.

Regard has also be had for the impact of the railings on the residential amenity of the surrounding occupants but in this respect the proposal would not have any notable impact. It is also noted that no representations were received following the publicity exercise. The scheme is therefore in accord with Policy SW11.

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 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.

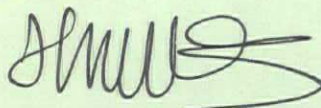
2. The development shall be carried out in accordance with the following approved plans and documents:

Proposed block plan. Received on 9 September 2020

Photographs of railing and gate design. Received on 9 September 2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

12/10/20