

# DELEGATED REPORT

**Application No:** P/20/0212

**Site Address:** 8 Plantation Square  
Troedyrhiw  
Merthyr Tydfil  
CF48 4HQ

**Development:** Demolition of existing garage and construction of new timber shed

**Case Officer:** Caroline Pulley

**Site Visit:** 10th September 2020

**Application Expiry Date:** 2nd November 2020

**Consultation reply date expired:** 1st October 2020

## APPLICATION SITE

The application site is situated to the front of a small row of terraced houses. It is currently occupied by a detached garage which is set back from the access lane by approximately 4m. The remaining area of land to the west of the garage belongs to the applicant and is utilised as a garden and parking area. The adjoining area of land to the east appears to have been developed in a similar manner with a detached garage being sited to the front of no. 6 and a further car parking area being located to the front of the application property.

## PROPOSED DEVELOPMENT

This application seeks full planning permission to demolish the existing garage and erect a timber shed. The proposed shed would be set back 4m from the front building line of the existing garage. It would measure 4.2m wide, 5.4m in depth with a 2.7m high pitched roof. The external walls of the shed would be covered with timber boarding. The front elevation of the shed would contain a window and a door and the eastern side elevation would contain one window. No windows are proposed to the rear or western side elevation of the shed.

## PLANNING HISTORY

There is no recent planning history relating to this site.

## CONSULTATION

None undertaken with this type of application.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

## POLICY CONTEXT

### National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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

## PLANNING CONSIDERATIONS

The main issues in this case would be the effect of the proposed shed upon the character and appearance of the area and on the living conditions of the occupiers of the adjoining properties.

Having considered the location of the proposed shed, to the front of the terrace, it would form a visible addition to the street scene. Nevertheless, it would be of a limited scale and height and its appearance would be an improvement on the existing garage which appears quite dilapidated. It should also be noted that the shed is to be set back into the site (behind the front elevation of the existing garage). This will help to ensure that the shed does not form an overly conspicuous addition in the street. Taking to these points into

account, the shed is considered to have an acceptable impact upon the visual appearance of the area and is in accordance with Policy SW11 of the LDP.

Consideration has also been given to the impact of the proposed upon the amenities of neighbouring properties. Given that the shed would be sited in a similar position to the existing garage, it is considered that a limited impact would be experienced by the occupiers of the neighbouring properties/land. It is also noted that the shed would be used for domestic purposes and would have a total height of 2.7m. While it is noted that shed does include windows, the level of overlooking arising from these openings would not be harmful. Moreover, it is noted that there have been no letters of objection or representation received to the application as a result of the publicity exercise.

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:

Proposed elevations and site layout plan received on 29.09.2020

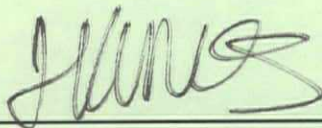
**Reason** -To ensure compliance with the approved plans and clearly define the scope of the permission.

**INFORMATIVES**

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

12/10/20