

DELEGATED REPORT

Application No:	P/23/0060
Site Address:	20 The Ferns Quakers Yard Treharris CF46 5LQ
Development:	Erection of two outbuildings - a gym area and aviary and a garden store
Case Officer:	Marlene Ferreira
Site Visit:	13th March 2023
Application Expiry Date:	25th April 2023
Consultation reply date expired:	3rd April 2023

APPLICATION SITE

This application relates to a large detached dwelling, 20 The Ferns, in the area of Treharris. The property lies in a cul-de-sac street of detached dwellings of varying scales and design. The dwelling is served by on-site parking by means of a front driveway and attached garage.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct two outbuildings, a gym/games room with aviary and a garden store, within the side and rear garden areas serving the dwelling.

Both the irregular shaped outbuildings have been partially constructed. The commencement of construction works at the property resulted in the submission of a complaint to the planning department. A case was opened, and the matter was investigated. Given the proposed height of the outbuildings and their siting, it was found that planning permission was required for these works and a planning application has therefore been submitted.

The flat roof gym/games room with aviary would have a maximum width of 5 metres, a maximum depth of 9.9 metres, and would measure 2.9 metres in height. It would be finished with a rubber roof and red brickwork elevations.

The flat roof garden store would have a maximum width of 3.55 metres, a maximum depth of 8.1 metres and would measure 3.05 metres in height. It would be finished with a rubber roof and red brickwork elevations.

PLANNING HISTORY

The following planning history is relevant to this application:

P/23/0058 – Conversion of garage into bedroom/living accommodation and front extension – under consideration.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

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

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed outbuildings, in terms of their siting, scale and design, would be an acceptable form of development with regards to their impact upon the character and appearance of the property and the street scene. The impact upon residential amenity is also an important consideration.

Character and appearance

The proposed outbuildings, given their height and siting, within the side and rear garden of the dwelling, would remain screened from the front street scene. Whilst views of the outbuildings would be visible from neighbouring adjoining rear gardens, the outbuildings would be finished in red brickwork and have a maximum height of just over 3 metres. As such, these would not appear intrusive or dominant when viewed from nearby dwellings.

The proposed outbuildings would therefore respect their immediate context and would not cause any adverse impact upon the character or appearance of the existing dwelling or the wider street scene. As such, it would accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundary with 21 The Ferns, 21 Shire Court and 23 Shire Court, and as such the impact of the proposal on these properties has been carefully considered.

In respect of the garden store, this would be located, at its closest point, approximately 21 metres from the dividing boundary with 21 The Ferns, and approximately 16 metres, at its closest point, from the boundary with 21 and 23 Shire Court. As such, with a maximum height of 3.05 metres, it would not cause any adverse impact, in terms of overbearing, loss of privacy or loss of light, upon these neighbouring dwellings.

In respect of the proposed gym/aviary, this would be located approximately 12 metres, at its closest point, from the boundary with 23 Shire Court and approximately 20 metres from the boundary with 21 The Ferns. As such, there would be no adverse impact to these neighbouring properties. However, the outbuilding would be located approximately 1 metre from the dividing boundary with 21 Shire Court. Nevertheless, it should be noted that the outbuilding is a flat roof building, which would not exceed 2.9 metres in height. Thus, whilst the rear stone boundary wall dividing the application site from this neighbouring property is less than 2 metres in height and would allow for views of the outbuilding (albeit somewhat screened by the large existing tree and other vegetation along the boundary), it would not cause any overshadowing, loss of light or loss of privacy (given the siting of the windows) to these neighbouring occupiers. Indeed, the outbuilding would only be 0.4 metres higher than what could be constructed under permitted development.

The proposed outbuildings and their relationship with adjoining occupiers are therefore considered acceptable. It should also be noted that no letters of representation have been received in respect of this proposal. As such, the proposal would accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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 be carried out in accordance with the following approved plans and documents:

- Drawing no: 2876 R 02, received: 28th February 2023

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

19/4/23