

DELEGATED REPORT

Application No:	P/24/0267
Site Address:	Land To The Rear Of 51 Twynyrodyn Road Twynyrodyn Merthyr Tydfil CF47 0PS
Development:	Retention of parking area with associated re-profiling works and walls and change use of land
Case Officer:	Rebecca Owens
Site Visit:	11th December 2024
Application Expiry Date:	28th January 2025
Consultation reply date expired:	1st January 2025

APPLICATION SITE

The application relates to a parcel of land located within the settlement boundary. The land forms part of a larger undeveloped parcel of land which is located between the rear boundaries of a residential terrace and a lane.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of the land for parking purposes and for the retention of the parking area which has been constructed along with the associated re-profiling works.

This site previously formed part of a larger parcel of undeveloped land and was covered with grass. The land has been graded up from the lowest level adjacent to the rear boundary of the property so that it meets the level of the adjacent highway to allow access for a vehicle. The parking spaces covers an area of 82sqm and which has been surfaced with loose stone chippings. Concrete block walls have been erected on either side of the parking area which are also partially retaining. Given that the land is sloping these vary in height and also feature steps along their length. The maximum height is 1.54m. The walls have concrete copings on top and the plans indicate that they would have a painted finish.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

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

Head of Engineering and Highways	No objection
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Planning Policy Officer	No objection
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PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notices were displayed within the vicinity of the site.

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 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The larger parcel of undeveloped land of which this site was once part has recent been divided up and sold to the residents of the adjoining dwellings and as a result is slowly become developed (mainly to provide off street parking). Having regard to this and noting that it is located within the rear streetscene it is not considered that the creation of the

parking area along with the associated retaining works appears incongruous and is not harming the overall amenity of the wider area, which it is recognised is within Urban Character Area 3. However, it is recognised that at present the boundary walls have a blockwork finish. The plans indicate that this will be painted and in the interests of improving the material finish, it is recommended that a condition is attached to an permission issued to ensure that this is undertaken. As such the proposal is found to be acceptable in terms of visual amenity and in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring properties. In this respect it is not considered that the development is resulting in any significant or detrimental impact. The boundary walls are of a modest height and as such are not resulting in any overbearing impact or overshadowing and any glare from vehicles entering or existing the parking area would be for partially obscured by the boundary treatments and minimal. In addition, given the scale of the proposal it is not considered that it would result in levels of traffic movement that would result in any noise and disturbance to local residents. It is also noted that no objections were received following the publicity exercise. Accordingly, the proposal is found to comply with Policy SW11 of the LDP.

The parking area is accessed off a lane which does not form part of the adopted highway. It is not clear if the applicant has vehicular rights across this land but this would be a separate legal matter outside of planning permission. Given that access is not off the adopted highway there would be no adverse impact upon it. Notwithstanding this, the access appears to be sufficiently wide to allow a vehicle to enter and egress the space and whilst this would require reversing movements the lane is very lightly trafficked. The side boundary walls at the point of access are also below 1m in height and thus do not obscure visibility. Having regard to the above and noting that the Head Engineering and Highways has not objected to the proposal and the development is found to be acceptable in terms of parking and highway safety.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which relates to the retention of a modest car parking area, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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 Title: Existing and Proposed Information to Support Change of Use Application, Revision P00, Received 3 December 2024

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

2. The hardstanding hereby approved, shall not be used at any time for any commercial or business use.

Reason - To clearly define the scope of this permission in the interest of highway safety and residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

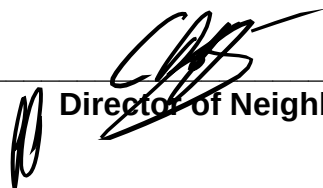
3. **WITHIN 3 MONTHS** of the date of this permission, a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **WITHIN 3 MONTHS** of the date of this permission, the boundary walls enclosing the parking area hereby approved shall be painted as specified in the approved plans.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 27.01.2025