

SUPPORTING PLANNING STATEMENT

LAND OPPOSITE RIVER ROW, ABERCANAID ERECTION OF 2 NO. GARAGES AND CYCLE STORE

The application site forms part of an existing garage complex opposite River Row and is available as a surfaced area for off-street parking. The garage complex currently benefits from three rows of garages, one of which is immediately adjacent to the public footpath, granted planning consent under Code No. P/16/0187 on 5 August 2016.

The proposal is to provide 2no.additional off-street garages and cycle accommodation for nearby residents. It will be constructed in materials to match the existing and is of a high-quality design. It represents a valuable contribution to the street scene.

A pre application enquiry advice letter (8 November 2016) from the Council had offered concerns regarding the impact of any additional garages located immediately adjacent to the public footpath. However, there is no registered public footpath which shares a boundary with the application site. Being a material consideration in this case, the block of garages granted planning consent in 2016 is immediately adjacent to a registered public footpath and was considered by the Council at that time as not having a negative impact. The proposal, therefore, is merely replicating the consented garage block to the south.

Given the need for purpose-built off-street garage facilities, the proposal is considered acceptable, in accordance with Adopted Local Development Plan Policies, and be granted planning permission.