

DELEGATED REPORT

Application No: P/25/0075

Site Address: 23 Cwrt Bevan
Merthyr Tydfil
CF47 0AQ

Development: Retention of garage conversion to bedroom

Case Officer: Kate Glover

Site Visit: 31st March 2025

Application Expiry Date: 13th May 2025

Consultation reply date expired: 21st April 2025

APPLICATION SITE

The application site is a four-bedroom, detached dwelling which is within a larger residential estate. The dwelling has a front garden and driveway which is accessible via the road which serves the estate. The external materials of the dwelling are brick elevations, concrete roof tiles and uPVC framed window and doors.

It is noted that bus stops are located within 250 m (walking distance) of the site.

PROPOSED DEVELOPMENT

Full planning permission is sought for the conversion of a garage into an additional bedroom. As part of the conversion the existing garage door would be replaced with uPVC framed French doors.

It was noted during the site visit that the works to convert the garage into additional living accommodation had commenced.

PLANNING HISTORY

The relevant planning history is summarised below:

P/07/0292	Demolition of Nos 7 - 10 Milbourne Terrace and erection of 73 dwellings and associated access road Permission GRANTED 03.06.2004
P/12/0307	Erection of 10 dwellings in lieu of 15 dwellings approved under Planning Consent P/07/0292 Permission GRANTED 03.06.2004

CONSULTATION

Consultations were not carried out as part of this application.

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

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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.

Future Wales Policy 12 – Regional Connectivity advises:

“Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time.”

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

PPW12 section 4.1.50 advises:

“Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.”

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

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.

PLANNING CONSIDERATIONS

It is noted that the proposed garage conversion would normally be considered permitted development. However, planning permission reference P/12/0307 included a condition requiring garages to be retained for parking of cars and no other uses ancillary to the dwelling. Therefore, planning permission and full consideration is required for this proposal.

The proposal would not have any detriment on the residential amenities of neighbours by virtue of the residential nature of the proposal and the French doors would overlook the adjacent public highway.

Turning to visual impact. The use of French doors in the opening of the garage door, would not result in an unacceptable form of development that would be to the detriment of the character and appearance of the dwelling or the wider street scene. The planning permission can include a condition to ensure that the materials used for the conversion of the garage match the materials used on the existing dwelling.

In respect of parking and highway safety. The submitted plans illustrate that the garage measures approximately 5.18m by 2.34m and the site's driveway can accommodate one parking space measuring approximately 6.26m by 2.8m.

CSS Wales, Parking Standards (2008) requires that a four-bedroom property should benefit from a maximum of three parking spaces, with garage spaces measuring at least 6m deep by 3m wide and external parking spaces measuring at least 4.8m deep by 2.6m wide. Therefore, whilst the garage does not meet the dimensions required by the Parking Standards, the parking space on the driveway does.

It is noted that there has also been a shift in national policy which places an emphasis on reducing the reliance on private cars. As referred to above the proposal site is within a short distance of public transport.

It is noted that the size of the garage would not meet with current Parking Standards, the dwelling has the benefit of one parking space which is in line with Parking Standards and the dwelling is close to modes of public transport. Given the shift in policy towards a reduction in reliance on private cars, the proposal would not represent a detriment to highway safety or parking provision.

CONCLUSION

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 plan:

Drawing Title: Existing and proposed plans and elevations, Drawing No: GA 001, Received on 19 March 2025.

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

3. The materials to be used on the external surfaces of the converted garage shall match those used on the existing dwelling.

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 Development Plan (2016-2031).

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 22.04.2025