

DELEGATED REPORT

Application No:	P/25/0008
Site Address:	16 Dan-y-parc View Incline Top Merthyr Tydfil CF47 0GF
Development:	Convert summerhouse back into garage and construct a car port to the front of the garage
Case Officer:	Marlene Ferreira
Site Visit:	23rd January 2025
Application Expiry Date:	7th March 2025
Consultation reply date expired:	6th February 2025

APPLICATION SITE

The application site relates to a detached residential property located off Dan Y Parc View, at Incline Top, Merthyr Tydfil. The brickwork property is located back from the front highway and benefits from a front open grassed garden area and an extensive parking area. The driveway runs alongside the garden and the dwelling's side elevation until it meets a detached outbuilding, which is set approximately 20 metres from the front highway. The outbuilding was formerly a detached garage which was originally constructed with the property. In recent years, the garage was converted and is currently being used as a summerhouse.

The property forms part of a wider housing scheme, made up of dwellings of varying design and scales, however, their material finishes and openness remains largely consistent throughout the estate.

PROPOSED DEVELOPMENT

This application seeks planning permission to convert the summerhouse into a garage and construct a car port to the side elevation of the property.

The summerhouse, as explained earlier, was originally a garage to serve the property and it is proposed to convert this into a garage once again. This would involve the removal of the window on the front elevation and the installation of a garage door.

The proposed car port, comprising a steel structure (painted white) with polycarbonate roof, would measure 2.7m wide, 9.3m deep and 2.3m in height and would run along the entire side elevation of the property.

PLANNING HISTORY

There is no other relevant or recent planning history relating to this property.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining occupiers. No letters of representation were received following the publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

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 development, in terms of its siting, scale and design, would comprise an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact of the proposal upon residential amenity and ecology are also important considerations.

Character and Appearance

The proposed conversion of the summerhouse back into a garage would entail the removal of the existing window and the installation of a steel garage door. This is a small-scale alteration which would not include any other modifications and as such would be considered acceptable.

In respect of the proposed car port, this would result in the addition of a visible structure to the side of the dwelling. Whilst this would appear prominent when entering the estate, it is a single storey structure, which would not exceed 2.3m in height and would not project any further forward than the original dwelling. As such, the structure would not appear dominant when viewed in relation to the existing dwelling or within the wider street scene. Whilst it is noted that the materials to be used in its construction would make it somewhat more noticeable, the steel frame and polycarbonate roofing, would nevertheless amount to a lightweight structure which would normally be found to the front of a garage and/or the side of a residential property. Indeed, it should be noted that an extension of this scale, although it would be required to be finished in matching materials, would not require planning permission.

The proposal would therefore amount to an acceptable development in this instance, which would not be deemed to cause any significant harm to the character or appearance of the existing dwelling or that of the surrounding residential estate. As such, it would accord with LDP Policy SW11.

Residential Amenity

Regard has been had for the impact of the proposal on the residential amenities of the surrounding residents. In this respect, it is noted that the conversion of the summerhouse would not be deemed to have any significant detrimental impact on the amenities of adjoining occupiers. Similarly, the proposed car port structure would not be considered to have an adverse impact on surrounding residents. It is recognised that the structure would be erected immediately adjacent to the dividing boundary with the adjoining dwelling known as 15 Dan Y Parc View. However, given its modest height, which would not exceed 2.3m and 'open' design, the proposed car part would not result in any significant overbearing impact or appear obtrusive when viewed from this neighbouring garden.

The proposed summerhouse conversion and erection of a car port would therefore have an acceptable relationship with adjoining properties and as such, would accord with LDP Policy SW11.

Ecology

The proposed development has been considered by the Council's Ecologist, and given the nature of development proposed, no survey work has been requested. However, enhancement works in line with the Environment (Wales Act 2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' have been requested. As such, a suitably worded condition will be added to any planning permission granted.

It is also noted, under chapter 6 of Planning Policy Wales (edition 12) that applications should be supported by Green Infrastructure Statements (GIS). However, due to the scale and nature of the development, the submission of a GIS would be deemed disproportionate and unreasonable. Notwithstanding this, ecological enhancements would

be provided (to be requested by condition) which would contribute to the wider green infrastructure objectives. Thus, the proposed development would therefore be considered acceptable and accord with LDP Policy EnW1.

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 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:

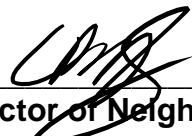
- Elevations Drawing No. 1105.03, received: 28th January 2025;
- Plans Drawing No. 1105.04, received: 28th January 2025.

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

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, to include 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 Replacement Local Development Plan.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 07.02.2025



