

DELEGATED REPORT

Application No:	P/22/0269
Site Address:	1 Riverside Close Aberfan Merthyr Tydfil CF48 4RN
Development:	Proposed Garage
Case Officer:	Marlene Ferreira
Site Visit:	3rd November 2022
Application Expiry Date:	29th November 2022
Consultation reply date expired:	27th October 2022

APPLICATION SITE

The application site relates to a detached bungalow. The property lies in a cul-de-sac street with 3 other dwellings. It is served by on-site parking by means of a front driveway area.

The neighbouring dwellings are very similar in scale and design and some have previously been extended to the side.

The application site lies within the settlement boundary – Other Growth Areas, as designated within the Merthyr Tydfil Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the side of the property.

The proposed garage would measure 5.8 metres wide, 8.3 metres deep with a 4.5 metre ridge height. It would be finished in rendered elevations with brick quoins, interlocking roof tiles and an aluminium garage door. It would be constructed close to the boundary of the site. As such, the existing low boundary would be removed to enable the garage to be constructed with ease. Once the garage has been constructed, the boundary wall would be rebuilt to the same height, using the same materials.

PLANNING HISTORY

The council's records do not show any other planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, neighbouring properties were consulted in respect of this proposal. No letters of representation 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

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed garage and associated works, would be acceptable with regards to their impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and appearance

The proposed garage would be sited to the eastern side of the property and would replace a grassed garden area, which sits between the dwellings side elevation and side boundary wall.

Although a large building, the garage would not exceed single storey height and would be set down from the dwelling's ridge height. Whilst such proposals would normally be set back from the front elevation to break up the bulk of development on the frontage, the proposed garage would nevertheless amount to a proportionate addition when viewed in context with the existing dwelling. In addition, it would comprise a roof design which would complement the existing dwelling and would be finished in materials and finishes to match those already existing. Whilst it is noted that the boundary wall would be removed during the construction of the garage, the submitted email and plans illustrate that this would be rebuilt once the garage is constructed. Thus, the development as proposed, would not appear as dominant or insensitive when viewed within the street scene and would therefore not have a detrimental impact on the character and appearance of the dwelling or the wider area. As such, it would accord with LDP Policy SW11.

Residential Amenity

The proposed garage would be sited to the north and west of the private highway that runs through the small residential estate. The neighbouring property, 8 Riverside Close, would sit to the north of the application site and has the closest relationship with the application site. However, the garage would amount to a single storey building which would be sited at least 3.8 metres from the dividing boundary with this neighbouring property and would therefore not result in an overbearing proposal or cause any significant overshadowing. Furthermore, 8 Riverside Close is set further back into the site and any potential overlooking from the proposed rear garage window over the low dividing boundary wall, would be into the neighbours front garden/driveway area which is already overlooked by passers-by. The proposed garage is therefore not considered to have any significant overbearing, loss of light or loss of privacy impact upon these adjoining occupiers. It should also be noted that no letters of representation have been received in respect of this proposal. The relationship between the proposed garage and the neighbouring property would therefore be acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed garage, which would occupy part of the side garden serving the dwelling, would not result in the loss of the existing on-site parking spaces at the front of the property. Thus, the existing parking arrangement combined with the proposed garage, would enhance the parking provision serving the property. As such, the proposed garage would not have a detrimental impact upon parking provision or highway safety and would therefore accord with LDP Policy SW11.

CONCLUSION

The proposed garage and associated works, due to the reasons discussed above, is considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Drawing no: 04C, received: 31st October 2022.

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

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

9/11/22