

DELEGATED REPORT

Application No:	P/21/0357
Site Address:	Frelot House Maen Gilfach Trelewis Treharris CF46 6BG
Development:	Construct garage to the side of the property
Case Officer:	Marlene Ferreira
Site Visit:	28th October 2021
Application Expiry Date:	7th December 2021
Consultation reply date expired:	8th November 2021

APPLICATION SITE

The application site relates to a large detached property, Frelot House, located off Mean Gilfach in Trelewis. The two-storey property, located at the top of the cul-de-sac street, is served by on-site parking by means of a front driveway area with slopes down gently into the property.

The dwelling lies in a residential street of predominantly semi-detached dwellings, with a few large detached properties, including the application dwelling, constructed in recent years.

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 be sited to the western side of the property and would measure 5.8 metres wide, 6.55 metres deep with a 4.5 metre ridge height. It would be finished with rendered elevations and interlocking roof tiles.

The plans also illustrate that the existing ground level to the side of the property, which currently slopes down gently from the east to the west, would be raised on the western side by a maximum of 0.75 metres. This would provide a flat area to enable the construction of the garage. The raised ground level would be retained by a 0.8 metre high wall, with a 0.9 metre high fence above. The front driveway area, currently retained by a



0.5 metre wall, would be extended to the south to provide level access into the proposed garage.

PLANNING HISTORY

The following planning history is relevant to this application site:

P/07/0506 – Erection of a dwelling – Approved: 14th November 2007

P/06/0582 – Erection of a dwelling (outline) – Approved: 12th January 2007

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed in the vicinity of the site. 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

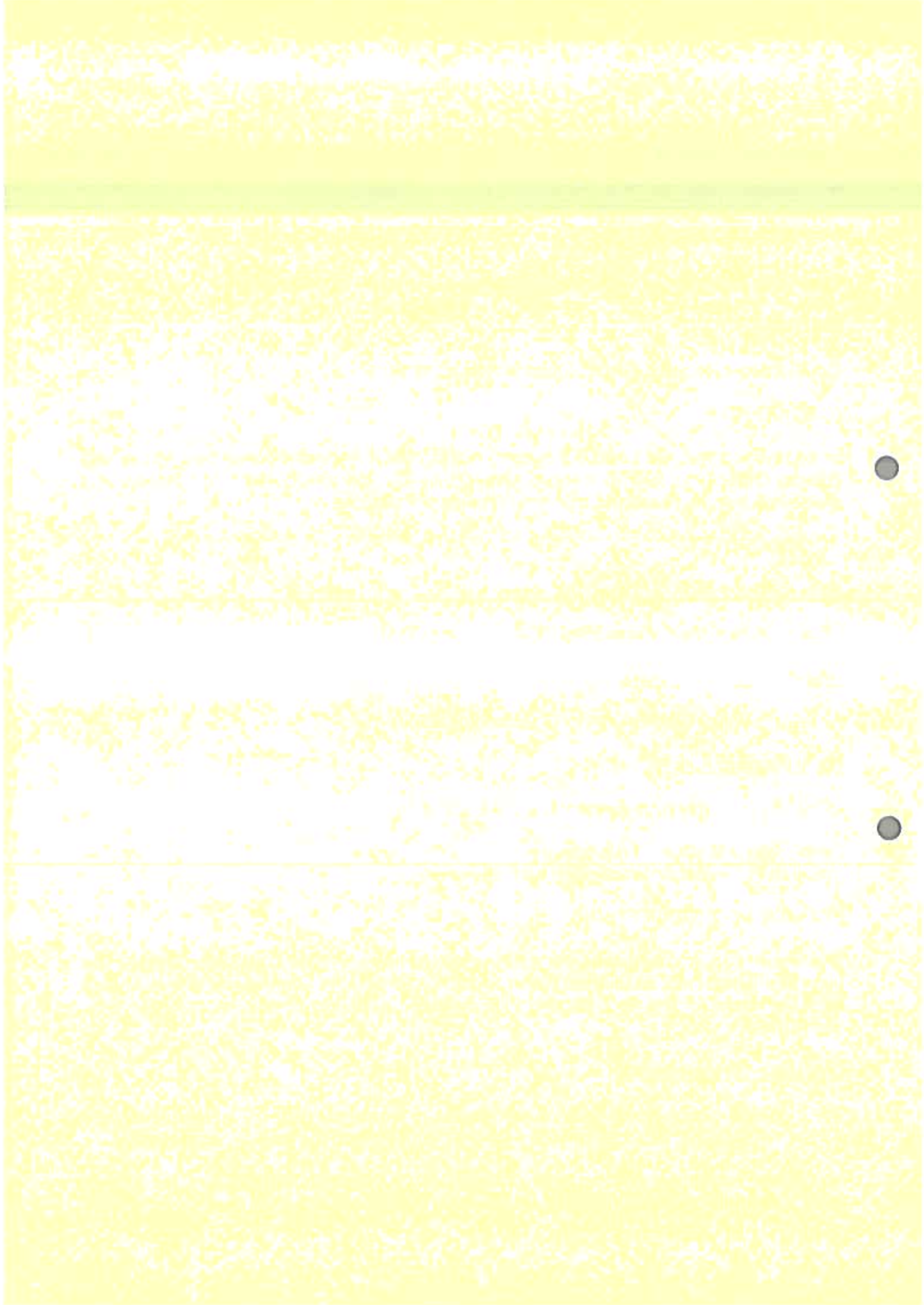
PLANNING CONSIDERATIONS

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 western side of the property and would replace a small timber shed, currently located near the boundary with the neighbouring dwelling.

Although a substantial building, part of which would be constructed on a raised ground level, the garage would not exceed single storey height, would be set back from the front



of dwelling, and would be located at the same ground level as the existing property. As such, it would amount to a proportionate addition when viewed in context with the existing dwelling. In addition, it would comprise a hipped roof design and would be finished in render and interlocking roof tiles, and therefore match the roof design and material finishes of the existing dwelling. Thus, its siting, combined with its appropriate scale, design and matching finishes, would ensure that the garage does not appear as a dominant or insensitive proposal when viewed within the street scene. The proposed retaining wall with fencing above, as well as the proposed extension to the driveway would also result in acceptable alterations which would not have an adverse impact on the character or appearance of the dwelling or the wider street.

The proposed development would therefore not have a detrimental impact on the character and appearance of the dwelling or the wider area and would accord with LDP Policy SW11.

Residential Amenity

The proposed garage would be constructed on partly raised ground and in close proximity to the dividing boundary with 68 Maen Gilfach. As such, this is the neighbouring property most likely to be impacted by this proposal.

Whilst the garage would be sited in close proximity to the dividing boundary with this neighbouring property, it would amount to a single storey structure which would sit between 0.5 metres and 0.8 metres from the boundary. Due to the raising of the ground levels, the dividing boundary would be changed from a 1.2 metre high fence to a 1.7 metre high dividing boundary (0.8 metre high retaining wall with a 0.9 metre fence above). In any case, the proposed dividing boundary fence would still be lower in height than a 2 metre high boundary, which could be erected at any time without planning permission. Whilst the proposed garage and associated works would cause some loss of light to the side elevation of this neighbouring property, which comprises its front entrance and a ground floor side facing window, this would not be significant given its distance from the boundary and eaves height (measuring 2.6 metres or 3.1 metres depending on ground level). Furthermore, its roof design would be hipped at the front and at the rear and would slope away from this neighbouring property, which would further reduce the mass of the development near the dividing boundary and thus minimise any loss of light and overbearing impact. The absence of any side facing windows would also safeguard the private amenities of these neighbouring occupiers. With regards to the extension to the driveway area, this is a minor alteration which would not have any significant impact upon the amenities of these neighbouring occupiers.

The proposed garage and associated works are therefore not considered to have any significant overbearing, loss of light or loss of privacy impact upon these adjoining occupiers. Indeed, a garage of a similar design, yet larger in scale, was originally approved in this location under planning application P/07/0508. No letters of representation have been received in respect of this proposal. The relationship between the proposed garage and the neighbouring properties 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

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'communication' field is defined as:

...the study of the processes of communication production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information science' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information studies' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'information research' field is defined as:

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The 'information practice' field is defined as:

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The 'information policy' field is defined as:

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The 'information management' field is defined as:

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The 'information technology' field is defined as:

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The 'information systems' field is defined as:

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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:

- DRG No 1A, received: 29.11.2021;
- DRG No 3A, received: 29.11.2021;

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

3. The materials to be used in the construction of the external surfaces of the garage shall match those used in 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 Local Development Plan.

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



Head of Town Planning

DATE:

30/11/21

