

DELEGATED REPORT

Application No: P/20/0106

Site Address: 18 Pen Cerrig Rise
Brecon View Park
Heolgerrig
Merthyr Tydfil
CF48 1BF

Development: Convert garage into living accommodation

Case Officer: Rebecca Owens

Site Visit: 28th May 2020

Application Expiry Date: 16th July 2020

Consultation reply date expired: 16th June 2020

APPLICATION SITE

The application relates to a detached dwelling located within a mainly residential area in the settlement boundary. The site is bound by a highway to the front and others dwellings to the sides with undeveloped land to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to convert an existing integral garage into a home office/study. This would involve the removal of the existing garage door within the front elevation and the insertion of a window in its place. The area below the window would be filled in and finished with facing brickwork to match the house.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/05/0125 Erection of 112 dwellings with associated highway and engineering works (Reserved Matters)
Granted reserved matters approval subject to conditions on 22 March 2006
- P/04/0127 Residential development (Outline) - including highway improvements to Heolgerrig Road and Winchfawr Road
Granted outline planning permission subject to conditions on 30 September 2004

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining dwellings.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policies SW11: Sustainable design and place making and CW1: The Historic Environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

It is noted that a garage conversion as proposed would normally constitute permitted development. However, the original planning permission (P/05/0125) relating to this housing development included a condition which removed these rights and thus necessitates an application for such developments to be fully considered.

The garage conversion as proposed would result in the existing garage door being replaced with a window. The window is of a similar design and size as the existing windows and follows the existing pattern of fenestration. In addition, the area below the window would be finished with brickwork to match the existing elevation. As such, the proposal is considered to be sympathetic to the character of the existing dwelling and would not appear out of place. The scheme would therefore be acceptable in terms of its impact on the character and visual amenities of the dwelling itself and the area in general and thus is in accord with Policy SW11 of the LDP. The proposal would also not adversely impact upon Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg).

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. However, in this respect it is not considered that the proposal would have any unacceptable impact. The proposed use of the garage following conversion would remain residential and the new window would overlook the front garden area and adjacent highway. It is also noted that no representations were received following the publicity exercise. The proposal is therefore again in accord with Policy SW11 of the LDP.

Finally it is acknowledged that the garage conversion would result in the loss of an off street parking space. However, the submitted drawings have demonstrated that there is space on the existing driveway to allow off street parking for two vehicles. It is considered that this is a suitable provision to meet the needs of a dwelling of this size and as such no objection is raised in terms of parking or highway safety.

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:**

CONDITIONS/REASONS:

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 Title: Block Plan, Received on 21 May 2020

Drawing Title: New and Existing Front Elevations, Drawing Number 1, Received on 21 May 2020

Drawing Title: Existing and New Ground Floor Plan, Drawing Number 2, Received on 21 May 2020

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

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

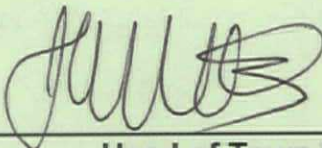
If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

3. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

✓
20/6/20