

DELEGATED REPORT

Application No: P/20/0063

Site Address: Grawen House
Grawen Lane
Cefn Coed
Merthyr Tydfil
CF48 2NN

Development: Conversion and extension of existing garage building to provide a 1 bedroom dwelling. Proposal to include associated external works to building

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 30th June 2020

Consultation reply date expired: 3rd April 2020

APPLICATION SITE

The application site comprises a large detached garage located within the garden area of Grawen House in Cefn Coed. The garage is positioned to the north of the applicant's existing house and is orientated to face west onto a large hard standing. Its rear elevation sits alongside the north-eastern boundary and is bound by an overgrown footpath is a designated Public Right of Way. Beyond this footpath is the side boundary and garage belonging to a large detached dwelling called Ty Nant.

PROPOSED DEVELOPMENT

The application proposes the conversion and extension of an existing garage into a one-bedroom dwelling, with on-site parking provision provided to the front of the building.

The garage is located approximately 6m to the north-west of Grawen House. It measures 11.2m in width by 7m in depth and has a hipped roof with a height of 5.7m. The proposed development seeks to extend the north-western end elevation of the garage and provide a single, one-bedroom dwelling with associated living space which includes a kitchen, a utility, a wet-room and a lounge/dining room. The height of the existing garage building would remain unchanged by the proposal. However, the scheme includes the insertion of 4 skylight windows within the rear north-eastern roof plane and two pitched dormers within the front south-western roof plane of the building. A single storey extension is also proposed along the north-western side of the building. This extension would be set down from the main roof and set back 3.3m from the front elevation of the building. It would measure 3.4m wide, 3.7m deep and would have a 4.4m high hipped roof. Other alterations include the removal of three garage doors and the siting of bi-folding doors in their place and the insertion of two new windows within the south-eastern side elevation of

the building. The external finishes proposed for the development are to match the existing building.

The application is accompanied by a Bat Survey.

PLANNING HISTORY

P/00/0518	Conservatory Approved 28.02.2001
P/99/0164	Demolition of cottages and erection of 2no. Detached houses Approved – 02.07.1999

CONSULTATION

Engineering and Traffic Group Leader:	No objection.
Welsh Water:	Raises no objection to the scheme but highlights that the site is crossed by a public sewer.
Ecologist:	No objection subject to a condition relating to the implementation of ecology enhancement measures.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to the neighbouring property and a site notice was displayed within the vicinity of the site.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

TAN 5 – Nature Conservation and Planning sets out the role of the planning system in protecting and enhancing biodiversity and geological conservation.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW9 – Planning Obligations

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Development

PLANNING CONSIDERATIONS

The key issues to consider in the determination of this application are the principle of the development, the potential impact of the proposal upon the character and appearance of the area, the impact on the amenity of neighbouring properties, parking provision and highway safety.

Principle of the Proposed Conversion

In terms of the principle of the residential use of the building, it is noted that the majority of the site falls within the settlement boundary as identified by Policy SW4 of the LDP, where new development is considered to be acceptable in principle, subject to the proposal meeting the criteria of other relevant policies in the LDP. A small proportion of the site (part of the hardstanding area to the front and north of the building) is situated outside the defined settlement boundary. Nonetheless, this area forms part of the existing curtilage and therefore, it already has a residential use. It is also important to note that the garage building and the area where the extension is proposed does fall within the settlement limits. Accordingly, the principle of the proposed conversion is deemed acceptable in this instance.

Impact on the character and appearance of the area

As the garage is set away from the road and is located along the north-western side of the applicant's house, it does not form an overly conspicuous building from the street. While it is acknowledged that an extension is proposed to the side of the building, its low height and simple design ensures that the dwelling would appear as a proportionate and sympathetic development, which would not overly dominate Grawen House. In addition, the material finishes would match those of the existing building and house. As such, the

proposal would not impinge on the character or visual amenities of the area and would be in accordance with the relevant parts of Policy SW11 of the LDP.

Impact of residential amenity

Criterion 3 of Policy SW11 states that new development should safeguard residential amenity, particularly with regard to loss of light, privacy and overlooking. In the case of this site, the property lies within the curtilage of the applicant's existing house. Due to its location, being set away from the side elevation of the existing property, there would be no adverse overlooking to the Grawen House itself. It is acknowledged that there may be some overlooking to a section of the applicant's front garden. However, the extent of overlooking would be limited to a small section of the garden and this impact alone would not be particularly harmful given that the dwelling would be positioned approximately 6.5m from the dividing boundary. It is also noted that the submitted plans indicate that this area of garden is intended to be shared between the two properties.

The property which is most likely to be affected by the development would be Ty Nant which is located to the north-east of the site. The side wall of this property is positioned approximately 8m from the rear of the garage which for all intent and purposes would remain largely the same, apart from the siting of two skylight windows which would be at a low level in the roof plane and at a height which would prevent overlooking. The extension proposed to the side of garage would also be limited in terms of both its scale and its height and its positioning along the rear boundary fence limits any potential impact upon Ty Nant. It should also be acknowledged that the occupiers of the neighbouring property have not raised any objections to the scheme.

Parking and Highway Safety

The Council's adopted parking standards indicates a maximum parking requirement of one space per bedroom for units of this size, which can easily be accommodated on the hard standing area to the front of the building. The Council's Engineering and Traffic Group Leader has been consulted on the proposal and has raised no objection to the scheme. As such, it is considered that the access and parking arrangements are acceptable.

Other matters

The initial comments received from the Council's Ecologist recommended the undertaking of a daytime Preliminary Roost Assessment (PRA) for bats and nesting birds. This was to establish whether or not the proposal would have an impact on these Protected Species. Accordingly, an ecological appraisal was requested as part of this application.

The submitted bat survey reveals that the garage building is of low potential for roosting bats. A survey of the interior and exterior of the building also found no evidence of breeding birds. As such, the potential impact of this scheme on these species is considered to be of a low risk. Having regard to this and the enhancement measures being put forward with the application (the siting of a bat and a bird box), the Council's Ecologist raises no objection to the scheme.

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 WCFG 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:

Grawen House. 09A received on 29.04.2020

Grawen House. 13D received on 22.06.2020

Bat Survey Issue 1, Version C received on 22.06.2020

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 extension shall match those used in the existing building.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no windows, dormers or roof extensions shall be erected within the rear north-eastern roof plane of the dwelling other than those expressly authorised by this permission and shown on plan number Grawen House.13D

Reason - To protect the amenity and privacy of neighbouring residents in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network

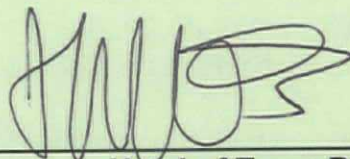
Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1. The applicant's attention is drawn to the comments received from Welsh Water during the course of this application. The proposed development site is crossed by a public sewer and a trunk watermain. The presence of these assets may affect the proposal. The developer is therefore advised to contact Welsh Water on 0800 917 2652 or via email at developer.services@dwrcymru.com before works commence. Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access apparatus at all times.

Please note that the planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply without first having obtained the necessary permissions required by the Water Industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to Welsh Water's water main and can be separately metered. For more information please contact Welsh Water on the telephone number or email address listed above.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/6/20