

DELEGATED REPORT

Application No: P/25/0153

Site Address: 53 Twynyrodyn Road And Land To The Rear
Twynyrodyn
Merthyr Tydfil
CF47 0PS

Development: Change of use of land to garden, retention of driveway with associated retaining works and retention of outbuilding

Case Officer: Rebecca Owens

Site Visit: 10th June 2025

Application Expiry Date: 22nd July 2025

Consultation reply date expired: 1st July 2025

APPLICATION SITE

The application relates to a residential property and adjacent parcel of land, both located within the settlement boundary. The land forms part of a larger undeveloped parcel of land which is located between the rear boundaries of a residential terrace and a lane.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of the land for residential parking purpose, for the retention of the parking area which has been constructed along with the associated re-profiling works and for the retention of an outbuilding located between both the existing garden and the unauthorised parking area.

The land site previously formed part of a larger parcel of undeveloped land and was covered with grass. The land has been built up to create an almost level parking area that meets the level of the adjacent highway to allow access for vehicles. The parking spaces covers an area approximately 6.5m in width by 6.15m in depth and has been surfaced with loose stone chippings. Concrete block walls have been erected on either side of the parking area which are also partially retaining. Given that the land was sloping these vary in height and are stepped up along their length. There is also a 1m high retaining wall to the rear of the parking area with steps providing access to its higher level from the original land level.

The outbuilding which would be used in conjunction to the dwelling to provide a playroom, has been erected between the original garden and the parking area. It has an 'L' shaped footprint with a maximum depth of 5.26m and a maximum width of 5.18m and a flat roof with a height of approximately 2.31m. The outbuilding features a door and window in its front elevation, patio doors and a window in its rear elevation and a further window in the western facing side elevation.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering and Highways No objection

Ecologist No objection subject to enhancements

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two site notice were displayed within the vicinity of the site.

One representation was received following this publicity exercise raising the following concerns with respect to the development:

- Not in keeping with the character of the area and setting a precedent for large outbuildings in the area
- Size and close proximity to the boundary
- Drainage and sewerage arrangements for toilet facilities

Local ward councillors have been consulted and they wish the application to be determined under delegated power by the Director of Planning.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species

- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection

PLANNING CONSIDERATIONS

The larger parcel of undeveloped land of which this site was once part has recent been divided up and sold to the residents of the adjoining dwellings and as a result is slowly becoming developed (mainly to provide off street parking). Having regard to this and noting that it is located within the rear streetscene it is not considered that the creation of the parking area along with the associated retaining works appears incongruous and is thus not harming the overall amenity of the wider area, which it is recognised is within Urban Character Area 3. Similarly, the outbuilding is considered to be of an acceptable design and scale. It is not deemed to be excessive in its footprint and has a flat roof with a modest height. Furthermore, being set back from the highway and at a lower level it is not considered that it is overly prominent within the rear streetscene and neither is it found to be out of character given the large outbuilding located to the rear of 51 Twynyrodyn Road and indeed the presence of other garden outbuildings located within the area.

However, it is recognised that at present the boundary walls and outbuilding have a blockwork finish which is not considered to be acceptable and as such it is recommended that a condition relating to external materials is included on any permission issued to ensure that a more acceptable finish is achieved. With the inclusion of this condition the development is found to be acceptable in terms of visual amenity and in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the development on the residential amenities of the neighbouring properties. In this respect it is not considered that the development is resulting in any significant or detrimental impact. In terms of the outbuilding, whilst it is recognised that it is located in close proximity to the boundaries on either side of the site, the structure has been set in from these. The longest flank elevation (5.26m) is located adjacent to the boundary fence along the eastern side of the site which currently adjoins an area of undeveloped land to the rear of 54 Twynyrodyn Road. It is not known if this has been purchased by owners of this property but irrespective of this, the outbuilding does not project significantly above this fencing and as such is not creating any overbearing impact or resulting in any harmful overshadowing or loss of light to this land.

The western side of the outbuilding is stepped with the elevation closed to the boundary being 4.18m in depth. It is recognised that despite its modest height, the outbuilding projects higher above the fence along this boundary but it is not considered that its impact is overbearing and again no concerns are raised with respect to overshadowing or loss of light. However, it is noted that this elevation contains a window which is above the top of the fence and thus would allow for views across into the adjoining land which it would appear has been purchased by the neighbouring property. However, it is considered that this can be suitably address via a condition that requires this window to be obscure glazed and thus prevents any loss of privacy because of overlooking. It is also noted that the southern elevation of the building contains a window and patio doors. These look back towards the rear elevation of the application site and properties on either side. However, the amount of overlooking to the rear windows of the neighbouring properties would not be dissimilar from standing in the garden and it is also noted that an outbuilding could be

erected within the residential curtilage without the need for planning with similar levels of overlooking.

With respect to the parking area, the boundary retaining walls are of a modest height and as such are not resulting in any overbearing impact or overshadowing and any glare from vehicles entering or existing the parking area would be partially obscured by the boundary treatments and minimal. In addition, given the scale of the proposal it is not considered that it would result in levels of traffic movement that would result in any noise and disturbance to local residents. Accordingly, with the recommended conditions, the proposal is found to comply with Policy SW11 of the LDP.

It is recognised that one representation was received following the publicity exercise that raised concerns with respect to the development. The issues regarding the visual appearance of the structure and its impact on residential amenity have been addressed above. In respect drainage arrangements for the outbuilding, it would appear that surface water from the roof is draining to the garden. No details have been provided to indicate that there are any toilet facilities within the building but if connection is required to the sewerage network, then permission would need to be sought separately for this and an informative highlighting this can be included in any permission issued.

The parking area is accessed off a lane which does not form part of the adopted highway. It is not clear if the applicant has vehicular rights across this land, but this would be a separate legal matter outside of planning permission. Given that access is not off the adopted highway there would be no adverse impact upon it. Notwithstanding this, the access appears to be sufficiently wide to allow a vehicle to enter and egress the space and whilst this would require reversing movements the lane is very lightly trafficked. The side boundary walls at the point of access are also below 1m in height and thus do not obscure visibility. Having regard to the above and noting that the Head of Engineering and Highways has not objected to the proposal and the development is found to be acceptable in terms of parking and highway safety.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which relates to the retention of a modest car parking area and outbuilding, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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 be carried out in accordance with the following approved plans and documents:

Drawing Title: Driveway Overview, Received 27 May 2025

Drawing Title: Driveway Walls, Received 27 May 2025

Drawings illustrating sections, Received 27 May 2025

Drawing Title: Outbuilding Back Wall, Received 27 May 2025

Drawing Title: Outbuilding Front Wall, Received 27 May 2025

Drawing Title: Outbuilding Left Wall, Received 27 May 2025

Drawing Title: Outbuilding Right Wall, Received 27 May 2025

Drawing Title: Outbuilding Overview, Received 27 May 2025

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

2. **WITHIN ONE MONTH** of this decision, details and/or samples of the external wall finishes of the outbuilding and 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.

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.

3. **WITHIN ONE MONTH** of this decision a scheme for biodiversity enhancement, including 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.

4. **WITHIN ONE MONTH** of this decision, details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height shall be submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

5. **WITHIN THREE MONTHS** of this decision, the window in the eastern elevation of the outbuilding hereby approved shall be fitted with obscured glazing which is level 3 or higher on the Pilkington Scale of Privacy or equivalent. The window shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

INFORMATIVES

1. The developer is advised that separate consent(s) maybe required for any connection to the sewerage network. Accordingly contact is advised with Dwr Cymru Welsh Water before any such works take place.

G. Davies

RECOMMENDATION ENDORSED

Director of Neighbourhood Services

PP

DATE: 11th July 2025