

DELEGATED REPORT

Application No: P/25/0104

Site Address: 63 Garden City
Penydarren
Merthyr Tydfil
CF47 9YU

Development: Erection of a garage

Case Officer: Rebecca Owens

Site Visit: 7th May 2025

Application Expiry Date: 9th June 2025

Consultation reply date expired: 5th May 2025

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is situated on a bend in the highway and bound by the main road to the front (north-east) and to the side (north-west) with adjoining dwellings to the south-west (rear) and to the south-east.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a garage to the side of the property (adjacent to the rear garden boundary) on an existing hardstanding. The proposed garage would be 2.896m in width by 5.563m in depth with a shallow mono-pitched roof ranging from 2.058m in height at the rear to 2.253m in height at the front.

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:

Head of Engineering and Highways	-	Concerns raised with respect to siting and internal dimensions
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PUBLICITY

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

No letters of objection were received following this publicity exercise.

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

Policies SW11: Sustainable design and place making and CW1 Historic environment of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are 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

The application site occupies a corner plot with the front and north western side being bound by the highway serving Garden City. The proposed garage would be sited to the side of the application dwelling on an elevated section of the garden that provides an existing hardstanding. However, the proposed garage would project forward of the principal elevation of the adjoining dwelling to the rear, known as 65 Garden City, and indeed forward of the established building line created by the dwellings along this section of the highway (which all front in a north western direction as opposed to the application dwelling which fronts to the north east). For this reason the proposed garage would appear prominent and incongruous within the streetscene. In addition, the design of the garage is considered to be somewhat poor, comprising of a pre-fab structure of simple design and with no apparent consideration to the character of the properties in the area and thus does not appear complementary or sympathetic to the existing dwelling. It is also noted that detached garages such as this are not a common feature within the streetscene. Thus given its poor design and siting it is considered that it would represent a discordant feature that would harm the character and visual amenities of the area which it is noted lies within Urban Character Area 7. For the above reasons it would not 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 occupants. In this respect it is noted that the garage would be sited adjacent to the boundary with 65 Garden City. However, given its modest height and depth and it is not considered that it would have an overbearing impact or result in any unacceptable overshadowing/loss of light. Having regard to this and noting that no objections were received following the publicity exercise, the impact of the proposal on residential amenity is found to be acceptable and the proposal would therefore accord with Policy SW11 in this respect.

The proposal has also been considered by the Head Engineering and Highways who has raised some concerns with respect to the size of the garage which would not be classed as being large enough to accommodate a car. As such, the proposal would result in the loss of the existing off street parking space provided on the hardstanding and an increase in on street parking to the detriment of highway safety. It would therefore not accord with Policy SW11 of the LDP.

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 only includes a modest garage on an existing hardstanding area, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement could 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.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

RECOMMENDATION: BE REFUSED for the following REASONS:

1. The proposed garage by virtue of its poor design and inappropriate siting would represent a prominent, incongruous and visually harmful form of development that would adversely impact on the character and visual amenities of the area contrary to Policies SW11 and CW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.
2. The proposed garage by virtue of its lack of sufficient internal floorspace to provide an adequate parking space, together with its siting on the existing hardstanding would result in the loss off-street parking serving the dwelling to the detriment of highway safety, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 06.06.2025