

DELEGATED REPORT

Application No: P/21/0196

Site Address: Land Adjacent To 54 Cedar Way
Gurnos
Merthyr Tydfil
CF47 9PA

Development: Erection of garage

Case Officer: David James

Site Visit: 10th June 2021

Application Expiry Date: 8th September 2021

Consultation reply date expired: 2nd August 2021

APPLICATION SITE

This application relates to a piece of land in the residential area of Gurnos. The land formerly contained a garage, and is the northernmost plot of row of three garages. The land is immediately bound by the turning head of the highway to the front (west), from which a garage would be accessed, and undeveloped land on all other sides. Beyond this, a school is located to the west, residential properties are located to the north and to the rear, and the two other garages in the row are located to the south.

The application site lies within the settlement boundary, as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a freestanding garage, on the site of a previous smaller garage.

The garage would measure 3.5m wide and 6m deep, with a mono-pitched roof (sloping downward from front to rear) measuring a maximum of 3m in height. It would be of blockwork construction, with a glassfibre roof, and a galvanised steel roller shutter door in its front elevation.

PLANNING HISTORY

The council's records do not show any relevant planning history for this property.

CONSULTATION

Engineering Manager

No objection

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the nearby occupiers 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 Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider in the assessment of this application relate to whether the proposed garage, by virtue of its siting, scale and design, would have an acceptable impact upon the character and appearance of the area, residential amenity and highway safety.

The proposed garage would be erected on the site of a previous smaller garage. Its scale, although greater, would not be significantly larger and as such would still appear comparable to other nearby garages. As such, it would not appear as a dominant form of development. Furthermore, its mono-pitched roof design and material finishes are similar to the design and finishes of other garages in the surrounding area (at the opposite [south]

end of Cedar Way). It is therefore considered that the proposal would appear in context with the character and appearance of the immediate area and would comply with LDP Policy SW11.

The development has also been considered in respect of its potential impact on the amenities of the surrounding residents. In this respect, it is noted that the garage would be sited at least 3 metres away from the rear boundary of the nearest neighbouring dwelling, to the north. Additionally, it would be at a lower level than the dwellings to the north (Rowan Way) and east (Oak Road). Moreover, while being at a higher level than the dwellings of Cedar Way, to the south, it would be largely screened from these dwellings by the two existing garages. Thus, given its siting and single storey scale, it would not result in an overbearing impact or loss of light upon the nearest residential properties. As such, and while being somewhat larger, it is not considered that the proposed garage would have a greater impact upon the surrounding residential amenity than the former garage. As such, the relationship between the proposed development and nearby properties would therefore be acceptable. It should also be noted that no letters of objection have been received following the publicity exercise. The proposal therefore complies with LDP Policy SW11.

The proposed garage would be accessed from the adjoining highway, in the same manner that the previous garage would have been accessed, with clear visibility in both directions. As such it is not considered that the development would have any detrimental impact on highway or pedestrian safety, and it is noted that the Engineering and Traffic Group Leader has not objected to the proposal. The proposal would therefore comply with LDP SW11.

CONCLUSION

The proposed garage, due to the reasons discussed above, is therefore 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:

Proposed Elevations received 14th July 2021

Proposed Floor Plan received 14th July 2021

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 applicant/developer is advised to liaise with the County Borough Council's Head of Engineering regarding any consents which are required in association with the provision of any vehicle cross over.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

3/8/21