

DELEGATED REPORT

Application No: P/24/0051

Site Address: 4 Green Meadow View
Heolgerrig
Merthyr Tydfil
CF48 1BG

Development: Convert garage into summer/hobby room

Case Officer: Nia Chard

Application Expiry Date: 7th May 2024

Consultation reply date expired: 9th April 2024

APPLICATION SITE

The application relates to a detached dwelling located within a relative recent housing development on the outskirts of the settlement of Heolgerrig. It is bound by a highway to the front and dwellings on all other sides.

PROPOSED DEVELOPMENT

Full planning permission is sought for the conversion of part of a detached double garage to summer/hobby room. This would involve the removal of the one of the garage doors and the insertion of a new timber door. In addition, a new partition wall would be erected within the garage in order to separate the summer/hobby room from the remaining garage.

PLANNING HISTORY

The relevant planning history is detailed below:

P/06/0354	Revised layout of south west area of the site (revised house type, siting etc) Granted planning permission subject to conditions on 29 September 2006
P/05/0125	Erection of 112 dwellings with associated highway and engineering works (Reserved Matters) Granted planning permission subject to conditions on 22 March 2006
P/04/0127	Residential development (Outline) - including highway improvements to Heolgerrig Road and Winchfawr Road Granted 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 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 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 permissions (outlined above) 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 timber door. This is considered to be of an acceptable design and scale which would be sympathetic to the existing fenestration. As such it would not harm the character or visual amenities of the dwelling itself or indeed the wider area. Accordingly, the proposal would accord with Policies SW11 of the LDP.

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. 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.

The garage conversion would result in the loss of an off-street parking space. However, the submitted drawings have demonstrated that there are still three car parking spaces available at the property. 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 and 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**:

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, Floor Plan, Block Plan and Site Location Plan, Drawing No. 918.01, Received 19 March 2024

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

3. BEFORE WORKS COMMENCE ON SITE 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.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED


 Director of Neighbourhood Services

DATE: 12.04.2024