

# DELEGATED REPORT

|                                         |                                                         |
|-----------------------------------------|---------------------------------------------------------|
| <b>Application No:</b>                  | <b>P/20/0136</b>                                        |
| <b>Site Address:</b>                    | <b>Land At Wern Isaf<br/>Dowlais<br/>Merthyr Tydfil</b> |
| <b>Development:</b>                     | <b>Erection of garage</b>                               |
| <b>Case Officer:</b>                    | <b>Marlene Ferreira</b>                                 |
| <b>Site Visit:</b>                      | <b>8th July 2020</b>                                    |
| <b>Application Expiry Date:</b>         | <b>27th August 2020</b>                                 |
| <b>Consultation reply date expired:</b> | <b>7th August 2020</b>                                  |

## APPLICATION SITE

The application site relates to an area of land located to the northwest of 69 Wern Isaf, which previously comprised a detached garage (which has now been demolished but the slab still exists). The site is located to the west of a pedestrian footpath which runs, east to west, along the rear of the properties (including 69 Wern Isaf) and lies amongst other existing garages.

The site is bound by a large access courtyard to the front (accessed off the adopted highway, Lower Row), existing garages either side and the pedestrian footpath and garden boundary of 69 Wern Isaf to the rear. To the north, at a higher level, there are other garages/outbuildings of varying scales and designs, including steel storage containers.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2006-2021.

## PROPOSED DEVELOPMENT

This application seeks full planning permission to erect a detached garage. The garage would be larger than the garage that previously occupied the site and would be used for domestic purposes in association with the property, 69 Wern Isaf.

The proposed garage would measure 4.8 metres wide, 6.7 metres deep and have a mono-pitched roof with a minimum and a maximum height of 2.4 metres and 3.05 metres. It would have a steel roller-shutter to its front elevation and would be finished with profiled roof sheets and rendered elevations.

An area measuring 1.9 metres by 2 metres, at the rear of the proposed garage, would be enclosed by a 1.8 metre high fence. This would provide pedestrian access from the

applicant's garden into the garage. This part of the development however would not require planning permission.

## PLANNING HISTORY

There is no other recent planning history for this site which is relevant to the determination of this application.

## CONSULTATION

Engineering and Traffic Group Leader                      No objection

Rights of Way                                                              No response.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed in the vicinity of the site. No letters of representation were received following this publicity exercise.

## POLICY CONTEXT

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

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

## 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 some of the other existing garages. 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 7 metres away from the nearest neighbouring dwelling. Thus, given its siting and single storey scale, it would not result in an overbearing or loss of light impact upon the nearest residential properties. As such, 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. Furthermore, whilst it is noted that the depth of the garage would be approximately 2.2 metres larger than the existing neighbouring garages, it would nevertheless allow for an adequate pedestrian/footpath access (measuring approximately 0.9 metres in width), along the rear and side of the garage. The footpath access along the rear of the properties would therefore not be adversely affected as a result of this proposal.

The proposed garage would be accessed from the highway via an existing access/courtyard (which serves all of the detached garages), 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.

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 Block Plan, received: 2nd July 2020;
- Proposed elevations and materials, received: 2nd July 2020.

**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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

17/8/20