

DELEGATED REPORT

Application No:	P/20/0159
Site Address:	17 Harlech Drive Castle Park Swansea Road Merthyr Tydfil CF48 1JU
Development:	Retention of rear garden store building
Case Officer:	Marlene Ferreira
Site Visit:	30th July 2020
Application Expiry Date:	10th September 2020
Consultation reply date expired:	12th August 2020

APPLICATION SITE

The application site relates to a two-storey detached dwelling, 17 Harlech Drive, located in the Castle Park area. The dwelling is served by an attached double garage with driveway to the front. The property has been extended to the rear by means of a sun room and conservatory. A large rear patio area serves the property, which is provided over three ground levels given that the site slopes down from the south to the north (adjacent to Swansea Road). A pedestrian access is provided into the rear of the site off Swansea Road.

The property lies in a street made up of detached and semi-detached properties of varying designs, but all of which share similar characteristics and finishes.

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

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the construction of a garden store within the rear patio area.

The flat roof garden store measures 8.4 metres wide and 3 metres deep, with a flat roof height of 2.2 metres (minimum) and 2.35 metres (maximum). It has been finished with rendered elevations, single ply roof membrane and a white UPVc window and door.

PLANNING HISTORY

P/05/0618 – Two tier decking with balustrade fencing to the rear of the property – Approved: 9th January 2006

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Replacement LDP 2016-2031 are relevant to the assessment of this application:

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the garden store, as constructed, would be acceptable with regards to its impact upon the character and appearance of the dwelling and the wider street scene and upon the surrounding residential amenity.

Character and Appearance

The proposed store, as a result of its siting at the rear of the property, is not visible from the front highway. Thus, whilst it includes a flat roof design, which would generally not be supported, the store is not a prominent addition and as such, it is not considered to adversely detract from the character or appearance of the dwelling when viewed within the street scene. Whilst it measures 8.4 metres in width, its depth does not exceed 3 metres and its roof height does not exceed 2.35 metres. Furthermore, it would be finished in painted render. As such, the store does not appear as a dominant or incongruous form of development, but rather, a proportionate and acceptable addition within the rear garden of a domestic property. It would therefore be in accordance with LDP Policy SW11.

Residential Amenity

The proposed store has been sited adjacent to the boundary fence with the neighbouring property, 15 Harlech Drive, located to the southeast. Whilst the store extends 8.4 metres alongside this neighbouring boundary, its modest height between 2.2 metres and 2.35 metres, is only 0.2 metres and 0.35 metres higher than a 2 metre fence which could be erected without planning permission between the neighbouring properties. As such, the additional height, as a result of the store, is not considered to result in an overbearing form of development nor does it contribute to any significant loss of light or privacy to the amenities of these neighbouring properties. The relationship between the garden store, as

erected, and the nearby occupiers is therefore considered acceptable and complies with LDP Policy SW11.

Conclusion

The development, 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:

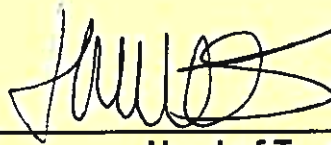
RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans and documents:

- Project no: 55, drawing no: 01, received: 16th July 2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/08/20

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