

DELEGATED REPORT

Application No:	P/23/0010
Site Address:	66 Aberfan Road Aberfan Merthyr Tydfil CF48 4QJ
Development:	Demolition of existing rear garage and construction of new garage
Case Officer:	Rebecca Owens
Application Expiry Date:	17th March 2023
Consultation reply date expired:	13th February 2023

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the demolition of an existing garage within the rear garden and for the erection of a new, larger garage. This would be accessed from the rear lane but would be set back from the edge of the lane to allow for access and egress. The proposed garage would be 7.5m in depth by 7.5m in width and would have a shallow pitched roof. Given the sloping gradient of the rear garden, the ridge height of the roof would vary from 3.96m adjacent to the lane to 5.1m. The garage would feature a powder coated roller shutter in the eastern elevation (facing the lane), and two further roller shutters in the western elevation (facing towards the rear garden and dwelling). One of these would serve a lower ground floor storage area while the other would provide access from the garage. A upvc window is also proposed in this elevation. Due to the difference in level between the lane and rear garden, steps are required from the garage down to the garden. A stainless steel balustrade and glazed panels would run alongside these. The roof of the garage would comprise of profiled steel while the external elevations would be finished with render.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering and Highways	No objection subject to conditions
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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 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making 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

Summary of the acceptability of the proposal

The site relates to a detached dwelling located in a mainly residential area within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

Character and visual amenity

The rear street scene is characterised by garages and outbuildings of varying designs and scales. Whilst the proposed garage would be wider than most of these garages, it is generally considered to be of an acceptable design and scale and within the context of the rear lane it is not considered that it would appear discordant or harm the character and visual amenities of the area. As such, no concerns are raised with respect to the impact of the garage on the character or appearance of the dwelling itself or indeed the area in general and the proposal therefore complies with Policy SW11 of the LDP.

Residential amenity

Regard has also been had for the impact of the proposed works on the residential amenity of neighbouring occupants. In this respect it is noted that the application site is bound on both sides by other residential properties. The garage would be set just 1.2m off the boundary with the dwelling to the north known as 68 Aberfan Road and would have a maximum eaves height of 4.34m. However, this neighbouring property already has a garage which has been erected along the shared boundary line. Given that the proposed

garage would only project beyond this neighbouring property's garage by 1.7m, in addition to the 1.2m set back off the boundary line it is not considered that it would have an overbearing impact or result in any unacceptable overshadowing or loss of light to the neighbouring garden. Similarly, as the proposed garage would be set off the southern boundary shared with 65 Aberfan Road by 3.4m, which also has an existing garage adjacent to the boundary line, the impact of the garage on the residential amenity of the dwelling is also deemed to be acceptable. It is noted that there would be a small raised platform adjacent to the garage door with steps leading down to the garden level which would allow for views across the neighbouring gardens. However, given the size of the platform, it would not provide a usable space and as such it would not give rise to any harmful overlooking or loss of privacy. Having regard to the above and noting that no representations were received following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and thus would accord with Policy SW11 of the LDP.

Car parking and highway safety

The proposal would involve the demolition of an existing garage but it is noted that the replacement garage would provide a net increase in off street parking spaces. In addition, the garage would be set back from the edge of the adjacent lane to aid access and egress to and from the garage. Accordingly, no concerns are raised with respect to parking or highway safety and no objections have been received from the Head of Engineering and Highways.

Conclusion

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:**

CONDITIONS/REASONS:

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:

Drawing Title: Proposed Site Plan, Drawing Number: MJE02A, Received on 20 January 2023

Drawing Title: Proposed Elevations and Site Section, Drawing Number: MJE03B, Received on 20 January 2023

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

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:

17/2/23