

DELEGATED REPORT

Application No:	P/20/0209
Site Address:	16 The Park Treharris CF46 5RH
Development:	Reconstruction of sections of retaining wall
Case Officer:	Caroline Pulley
Site Visit:	10th September 2020
Application Expiry Date:	2nd November 2020
Consultation reply date expired:	1st October 2020

APPLICATION SITE

The application site comprises 16 The Park, which is two-storey, five bedroom, detached house located within the predominately residential area of Treharris. The property is set back and is at a higher level to the road that it fronts onto (The Park). It is adjoined by residential properties on all sides and its curtilage is enclosed predominately by boundary walls. There is a hardstanding to the front of the house, which provides parking for a minimum of 4 cars. The wall which is the subject of this application is positioned along the southern boundary and alongside the pavement serving The Park.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the reconstruction of part of a retaining wall. The proposed development has come forward as it has been found that part of the wall has become structurally unsound. The proposal as detailed on the submitted plans involves the reconstruction of two sections of the red brick retaining wall which forms the southern roadside boundary of the dwelling. The section of walls are to be replaced to match the height of the existing with the existing face bricks being re-used to clad the newly built sections of wall.

The application is accompanied by structural calculations.

PLANNING HISTORY

The planning history relating to the property is as follows:

P/20/0102	Change of use of property from a dwelling (Use Class C3) to a children's residential home (Use Class C2) Pending consideration
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Engineering and Traffic Group Leader: No objection.

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of representation were received following this publicity exercise.

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

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

Policy SW11 - Sustainable design and placemaking

Policy EnW4 – Environmental Protection

As there are no changes proposed to the height or finish of the retaining wall, the scheme would not cause harm to the character and appearance of the existing property or the street. Likewise, the proposal would have no adverse impact upon the amenities of the occupiers of the adjacent properties. As such, the main consideration of this application is whether or not the replacement sections of wall would be structurally sound. In this

respect, it is noted that the application is supported by structural design calculations, which have been reviewed by the Council's Engineering and Traffic Group Leader who raises no objection to the application. Taking this into account, the development is deemed to be acceptable and is in accordance with Policies SW11 and EnW4 of the LDP.

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

CONDITIONS:

1. The development shall begin not later than five years from the date of this decision.

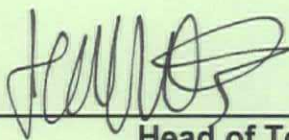
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Proposed wall cross section and elevations received on 09.10.2020
Structural Calculations received on 07.09.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

29/10/20