

DELEGATED REPORT

Application No: P/22/0011

Site Address: 8 Cyfarthfa Gardens
Cefn Coed
Merthyr Tydfil
CF48 2SE

Development: Erection of a garden gazebo

Case Officer: Rebecca Owens

Site Visit: 14th February 2022

Application Expiry Date: 16th March 2022

Consultation reply date expired: 29th March 2022

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area. The site is bounded by a highway to the front and other dwellings on either side and to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a timber gazebo within the rear garden of the dwelling.

The gazebo would be sited at the bottom of the rear garden adjacent to the north-western boundary which is shared with 43 Cyfarthfa Gardens. It would have a circular footprint with the base having a diameter of 2.28m and the roof having a diameter of 2.83m. Given the slight slope in the garden, the base of the gazebo would vary in height above the ground level by between 0.125m and 0.25m. The maximum height of the structure would be approximately 2.63m above ground level.

PLANNING HISTORY

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

P/97/0449 Erection of 59 houses including road, sewers, garages, fences and associated engineering works.
Planning permission granted subject to conditions on 16 April 1998

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 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

The proposed gazebo is characteristic of a garden outbuilding typically found within residential properties. It is considered to be of an acceptable design and scale which would represent a sympathetic addition and which would not adversely impact on the character or visual amenities of the dwelling itself or the wider area. As such, it would be in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the gazebo on the residential amenities of the neighbouring dwellings. In this respect it is noted that it would be erected in close proximity to the shared boundary with 43 Cyfarthfa Gardens. However, given its modest dimensions and height it is not considered that it would have an overbearing impact on this property or create an unacceptable overshadowing or loss of light. It is noted that the gazebo would be only partially enclosed with the upper section (directly below the roof) open and thus allowing views out in all directions. Along the shared boundary with 43 Cyfarthfa Gardens there is currently a 1.7m high fence and the gazebo would have an internal floor area which is at its highest would be 0.25m above the ground, this would allow for views over the fence and into the neighbouring garden. Whilst it is acknowledged that this would have an impact on the privacy of the neighbouring garden, it is also noted that a 0.3m high raised platform could be erected along the boundary line without the need for planning permission. Having regard to this, and the low base level of the roof, which sits just above the top of the fence, it is not considered justified to refuse the application on

the ground of privacy. In this respect it is noted that no representations were received following the publicity exercise.

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 Plans & Elevations, Drawing Number: CYF GDNS 8 01C, Amended Plan Received on 15 March 2022

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

30/3/22