

DELEGATED REPORT

Application No:	P/25/0161
Site Address:	38 Anthony Hill Court Pentrebach Merthyr Tydfil CF48 4AZ
Development:	Convert garage to bedroom
Case Officer:	Mr Gareth Davies
Site Visit:	13th June 2025
Application Expiry Date:	30th July 2025
Consultation reply date expired:	27th June 2025

APPLICATION SITE

The property subject of this application is a modern detached home located at the northern end of Anthony Hill Court at the head of the cul de sac. Other properties within the development lie either side of the application property and there is a pedestrian way to the rear of the property between the A4054 and A4060.

PROPOSED DEVELOPMENT

The proposed development involves the conversion of the integral garage into a bedroom and shower room. The only external works would involve the replacement of the garage door with a window with brickwork rising to sill level. Internally a doorway will be created between the hallway and the new bedroom and the WC which was formerly within the utility room adjacent to the kitchen, would be incorporated into the shower room.

The proposals would lead to the loss of the garage as a parking space and two parking spaces would remain on the drive to the front of the property.

Permission is required in this instance as condition 2 of reserved matters approval (P/04/0259) restricts the use of the garages on this development to the storage of private motor vehicles only.

PLANNING HISTORY

P/03/0480 – Residential development (outline – 40 dwellings with associated car parking, garages and infrastructure) – Approved with conditions 3rd June 2004

P/04/0259 – 48no. Dwellings (reserved matters application) – Approved 12th July 2004

PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012 letters were sent to neighbouring properties on 6th June 2025. No observations or objections have been received.

CONSULTATION

Head of Engineering and Highways – No objections

Welsh Government Highways – No objection and no direction issued

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 wellbeing of our communities.

National Planning Policies

Planning Policy Wales 12 (Edition 12 February 2024)

Local Planning Policies

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

Policy SW11: sustainable design and placemaking is relevant in the determination of this application

Supplementary Planning Guidance Note 6: A Design Guide For Householders.

PLANNING CONSIDERATIONS

A garage conversion as proposed under this application would normally constitute permitted development that would not require the benefit of a consent. However, as mentioned above the planning permission relating to this housing development included a condition that removed these rights and consequently permission is required.

The proposed garage conversion would result in the existing garage door being replaced with a new window and the remainder of the existing opening being bricked up. The proposed window is acceptable in its design and size which is both sympathetic to the fenestration of the host property and reflective of similar conversions already undertaken in this street. Externally the window will be in white uPVC to match the existing with brickwork up to the sill level. The type of brick is not specified, and it is considered appropriate to condition that the final finish be agreed. With the agreement of finish details the proposal would be considered in keeping with the character and appearance of the

dwelling itself and the wider locality. Equally, given the proposed design and the fact that several similar conversions have also taken place within the street it would not prove harmful to the visual amenity of the wider area. The proposal is compliant with the requirements of LDP Policy SW11.

In terms of the impact of the proposed development on the residential amenity of other residents, it is not considered the proposed change would result in any unacceptable effects. The use of the garage following its conversion would remain residential and the new front window would overlook the front garden area and then down the street as the property sits at the head of the cul de sac. It should be noted that no representations have been received in respect of the proposed development and the proposed development is considered compliant with the requirements of LDP Policy SW11.

The garage conversion would result in the loss of the integral garage as a parking space and this would result in the dwelling relying on the remaining two parking spaces to the front. The Head of Engineering & Highways has not objected to the proposed change, and, national policy places an emphasis on reducing reliance on the private car. Additionally, this location is well served by public transport and there is ample opportunity for the occupants of the dwelling to be less dependent on the car though the capacity to park two vehicles on the forecourt would remain.

CONCLUSION

The proposed development is relatively minor and only necessitates the need for planning permission because of a condition that was placed on the original approval of planning permission. The proposed change would not result in any adverse impact on the living conditions of the residents and is acceptable in terms of its impact on the amenities of neighbours. Despite the loss of a parking space the proposals remain acceptable in highway planning terms and as such the proposed development is considered acceptable.

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 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 in 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.

RECCOMENDATION: 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:

- Location Plan
- Proposed plans and elevations, drawing No. AHC-02

- proposed bedroom and illustrations, drawing No. AHC-04

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

3. **Prior to the beneficial occupation of the new bedroom** a scheme of biodiversity enhancement, including a time scale for implementation shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12 2024) requires all development to maintain and enhance biodiversity in accordance with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The materials to be used in the construction of the external surfaces of the extension shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 07.07.2025