

# DELEGATED REPORT

**Application No:** P/24/0088

**Site Address:** 33 Anthony Hill Court  
Pentrebach  
Merthyr Tydfil  
CF48 4AZ

**Development:** Integral garage conversion to study

**Case Officer:** Kate Glover

**Site Visit:** 18th April 2024

**Application Expiry Date:** 4th June 2024

**Consultation reply date expired:** 9th May 2024

## APPLICATION SITE

The application relates to a three-bedroom, detached dwelling which is within a larger residential estate. The dwelling has a front garden and driveway which is accessible via the road which serves the estate.

The external materials of the dwelling are brick elevations, concrete roof tiles and uPVC framed window and doors.

Pentrebach railway station and bus stops are within 250 m (walking distance) of the site.

The topography of the application site and surrounding area is flat.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the conversion of a garage into additional living accommodation.

The proposed plans indicate that the existing garage door would be replaced with brick and a window to match those use on the existing dwelling.

## PLANNING HISTORY

The relevant planning history is summarised below:

|           |                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------|
| P/04/0259 | 48 No. dwellings (Reserved matters application)<br>Permission GRANTED 12.07.2004                                                          |
| P/03/0480 | Residential development (Outline - 40 dwellings with associated car parking, garages and infrastructure)<br>Permission GRANTED 03.06.2004 |

## CONSULTATION

The following body was consulted and their response is presented below:

Head of Engineering and Highways      No objection

## PUBLICITY

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

No letters of objection were received following this publicity exercise.

## POLICY CONTEXT

### National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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.

Future Wales Policy 12 – Regional Connectivity advises:

*“Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time.”*

### National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW12).

PPW12 section 4.1.50 advises:

*“Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Planning authorities must support schemes which keep parking levels down, especially off-street parking, when well designed.”*

### Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.

## PLANNING CONSIDERATIONS

It is noted that the proposed garage conversion would normally be considered permitted development. However, planning permission reference P/04/0259 included a condition requiring garages to be retained for cars. Therefore, planning permission and full consideration is required for this proposal.

### Impact on Residential Amenities

It is considered that the proposal would not have any detriment on the residential amenities of neighbours by virtue of the residential nature of the proposal and the proposed window would overlook the adjacent public highway.

### Design

It is considered that the proposed method employed in blocking up the existing garage door would be acceptable in terms of the appearance of the dwelling and the wider setting. It is considered that any planning permission includes a condition to ensure that the materials used match those on the existing dwelling.

### Highway Safety and Parking Requirements

It is noted that the existing plans show an alternative internal arrangement of ground floor space to that approved under planning permission reference P/04/0259. The floor area of the garage has been eroded by increasing the floor area of the kitchen and repositioning a WC. This has resulted in the depth and width of the garage originally measuring 5.2m by 2.5m to 2.0m by 2.5m. It is not known when these internal changes took place.

It is noted that the submitted block plan shows that the site's driveway can accommodate one parking space measuring 4.9m by 2.6m.

CSS Wales, Parking Standards (2008) (Parking Standards) requires that a three-bedroom property would benefit from a maximum of three parking spaces, with garage spaces measuring at least 6m deep by 3m wide and external parking spaces measuring at least 4.8m deep by 2.6m wide.

It is noted that the original garage nor current garage would meet the dimensions required by the Parking Standards, and the driveway can accommodate a single parking space.

Further to the above there has also been a shift in national policy which places an emphasis on reducing the reliance on private cars. As referred to above the proposal site is within a short distance of public transport.

It is noted that the original and existing garage would not meet current Parking Standards, the dwelling has the benefit of one parking space which is in line with Parking Standards and, the proximity of the dwelling to modes of public transport and shift in policy towards a reduction in reliance on private cars.

It is noted that the Head of Engineering and Highways have not raised an objection to the proposal. Therefore, it is considered that the proposal would not represent a detriment to highway safety or parking provision.

## CONCLUSION

It is considered that the proposal meets with the requirements of Future Wales Policy 12, PPW12, LDP policy SW11 and SPG Note 4, Sustainable Design.

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 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: Existing and Proposed Plans, Elevations and Section, Drawing Number ANT HILL 33 01, Received on 9 April 2024.

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

3. The materials to be used in the construction of the external surface of the garage conversion shall match those used on the existing dwelling.

**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 Development Plan (2016-2031).

## 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**

  
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Director of Neighbourhood Services  


**DATE: 28.05.2024**