

DELEGATED REPORT

Application No:	P/22/0232
Site Address:	2 Cae Mari Dwn Twynyrodyn Merthyr Tydfil CF47 0HB
Development:	Erection of detached garage and associated re-profiling and retaining works
Case Officer:	Rebecca Owens
Site Visit:	1st September 2022
Application Expiry Date:	26th October 2022
Consultation reply date expired:	26th September 2022

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary and adjacent to the Thomastown Conservation Area. The site is bound by a highway, other dwellings and Thomastown Park.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a garage and associated re-profiling and retaining works.

The proposed garage would be located to the rear of the dwelling accessed from the highway to the front via a newly formed driveway running along the southern boundary of the site. The garage would have a rectangular footprint which would be 6m in depth by 5.3m in width and would have a pitched roof with an eaves height of 2.6m and a ridge height of 4.45m. The garage would feature a powder coated roller shutter door in its front elevation and window and door in its northern side elevation. The roof of the garage would be covered with concrete tiles and the external elevations would be finished with painted smooth render.

Due to the profile of the rear garden, a section of land would be excavated to lower the level for the garage and driveway. As such retaining works are proposed. The retaining walls would be approximately 1m in height.

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

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring 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) 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

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

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- CW1: Historic Environment

In addition, the application will be determined having regard to the advice contained within Supplementary Planning Guidance (SPG) Note 6, A Design Guide for Householder Development.

PLANNING CONSIDERATIONS

The site relates to a semi-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 application site is located in Urban Character Area 2 (Thomastown and Penyard) and is directly adjacent to Thomastown Conservation Area. In addition, it is bound by Thomastown Park to the south from which the rear garden is highly visible. Thus, the

design and visual impact of the proposal on both the application site and the character and setting of the conservation area is a major consideration.

However, the proposed garage is generally considered to be of an acceptable design and scale and as such it is not considered that it would represent an incongruous addition that would harm the character of the dwelling itself or indeed the wider area. Whilst it is recognised that it would be very perceptible from the adjacent Thomastown Park (and thus the Conservation Area), it is considered that a garage is a feature associated with residential properties and its design and appearance would be visually acceptable and sympathetic. Consequently, it would have no harm to the character or setting of the Conservation Area or indeed UCA 1. Similarly, no concerns are raised with respect to the visual impact of the reprofiling and associated retaining works. Having regard to this, the proposal is found to be acceptable in terms of Policies SW11 and CW1 of the LDP.

Residential amenity

The impact of the proposed works on the residential amenity of neighbouring occupants has also been considered and in this respect it is noted that the garage would be erected in close proximity to the dwellings adjoining the rear boundary (namely 38 and 40 Cae Mari Dwn). However, the proposal involves the excavation of part of the rear garden to erect the garage at a lower level than these properties. Thus, despite the overall height of the garage being 4.45m, it would be just 3.55m above the existing level of the garden adjacent to the boundaries with these dwellings. Having regard to this and the set back of the garage from the rear boundary (which varies from between 2m to 4.9m) it is not considered that it would have an overbearing impact on these properties or result in any harmful overshadowing or loss of light. In this respect it is noted that no representations were received following the publicity exercise. The proposal is therefore in accord with Policy SW11 of the LDP.

Highway safety

The site is located at the top of a cul-de-sac and the proposal would involve the creation of a vehicular access off the adjoining highway and the laying of a driveway from this to the proposed garage in the rear garden. These would be set at an angle from the end of the highway serving the cul-de-sac and would require reversing movements. However, the application has been considered by the Head of Engineering and Highways and no objection has been received on highway safety grounds. Notwithstanding this, it is noted that the vehicular access and porous gravel driveway can be provided without the benefit of planning permission.

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 and Street Elevation, Drawing Number: SC05,
Received on 31 August 2022

Drawing Title: Proposed Elevations, Drawing Number: SC06, Received on 31
August 2022

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 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 garage 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.

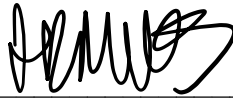
INFORMATIVES

1. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>
Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

2. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'J. M. B.', written over a horizontal line.

Director of Neighbourhood Services

DATE:

4/10/22