

DELEGATED REPORT

Application No: P/23/0121

Site Address: 13 Harris Court
Quakers Yard
Treharris
CF46 5LX

Development: Conversion of garage to home office

Case Officer: Nia Chard

Application Expiry Date: 5th July 2023

Consultation reply date expired: 1st June 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located within a relatively modern residential development in Quakers Yard, and within the settlement boundary. The dwelling is bound by a highway to the front and other dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to convert an existing attached garage into a home office. This involves the removal of a garage door in the front elevation and the insertion of a new window. The area below the window would be blocked up and finished to match the existing elevation.

PLANNING HISTORY

The relevant planning history is detailed below:

P/09/0043 Construction of 25 dwellings and associated works.
Granted planning permission subject to conditions on 31/07/09

CONSULTATION

None undertaken

PUBLICITY

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

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

Policies 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

It is noted that a garage conversion as proposed would normally constitute permitted development. However, the original planning permission (see above) relating to this housing development included a condition which removed these rights and thus necessitates an application for such developments to be fully considered.

The garage conversion as proposed would result in the existing garage door being replaced with a window. It is not considered that these additions would harm the character of the dwelling or visual amenities of the area. The proposal is therefore found to be of an acceptable design and in accord with Policy SW11.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding residents. The proposed use of the garage following the conversion would remain residential and the new front window overlooks the front garden area and adjacent highway and as such would not give rise to any overlooking or loss of privacy. Given the nature of the development, there would be no impact in terms of loss of light or overbearing impact. It is also noted that no representations were received following the publicity exercise. The proposal is therefore in accordance with Policy SW11 of the LDP in these respects.

Finally it is acknowledged that the garage conversion would result in the loss of an off street parking space. However, there is space to allow sufficient off street parking for a dwelling of this size. As such no objection is raised in terms of parking or highway safety.

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:

Proposed Layout, Drawing No. 134913, Received 10 May 2023

Proposed Parking Layout, Received 10 May 2023

Site Location Plan, Received 10 May 2023

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

P.P.

DATE: 12.06.2023