

DELEGATED REPORT

Application No:	P/24/0210
Site Address:	12 River Avenue Trelewis Treharris Merthyr Tydfil CF46 6EF
Development:	Convert garage to additional living accommodation
Case Officer:	Kate Glover
Site Visit:	19th September 2024
Application Expiry Date:	28th October 2024
Consultation reply date expired:	24th September 2024

APPLICATION SITE

The application site relates to a two-story, detached dwelling located with a residential housing estate on the outskirts of Trelewis. The property has a southerly facing aspect onto the highway. It is bound by neighbouring properties on both sides.

In terms of external materials used on the dwelling, elevations are a mixture of render and brickwork and the roofing material is tile. The doors and window frames are a mixture of uPVC and wood. The property has the benefit of a garage that can accommodate a single car and a driveway that can accommodate two cars.

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/10/0078	Residential development (of up to 300 residential units) and associated infrastructure works OUTLINE GRANTED 21 Feb 2012
P/15/0053	Variation of a condition attached to outline planning permission P/10/0078 for residential development (of up to 300 residential units) to allow a further 3 years for the submission of reserved matters GRANTED 23 Sep 2015

- P/12/0192 Erection of 49 No 2, 3 and 4 bedroom properties and all associated works reserved matters
GRANTED 21 Dec 2012 - all pd rights intact
- P/18/0304 Variation of conditions 2 and 3 of outline planning permission P/15/0053 (residential development) to extend the time period for the commencement of development and for the submission of reserved matters (a further 3 years)
GRANTED 25 Jun 2019
- P/22/0169 Variation of conditions 2 and 3 of outline planning permission P/18/0304 (residential development) to extend the time period for commencement of development and for the submission of reserved matters (a further 3 years)
UNDER CONSIDERATION

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

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.

National Planning Policies

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

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) Note:

- Note 4, Sustainable Design.

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposal would be an acceptable form of development with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety are also important considerations.

Due to the scale and location of the proposal there would not be any significant detriment to the external appearance of the dwelling, the wider street scene, nor the residential amenities of the neighbouring properties.

Wales Parking Standards 2008 advises that parking provision for a dwelling is “1 space per bedroom (maximum of 3 spaces)”. It is noted that two parking spaces are available on the dwelling’s driveway.

Further to the above, whilst a planning application has been submitted for the development, no condition has been imposed on historic planning permission which restrict the ability to convert the garage into additional residential accommodation. Taking the above matters into account, the proposed development would not be unduly harmful to the material planning considerations identified.

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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 plan:

Drawing Title: Proposed Ground and First Floor Plans and Elevations), Drawing No.: Proposed 02, Received on 02 September 2024.

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

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



Director of Neighbourhood Services

DATE: 15.10.2024