

DELEGATED REPORT

Application No:	P/24/0123
Site Address:	19 Bedw Road Bedlinog Treharris CF46 6TU
Development:	Erection of outbuildings (retrospective)
Case Officer:	Marlene Ferreira
Site Visit:	19th June 2023
Application Expiry Date:	16th July 2024
Consultation reply date expired:	19th June 2024

APPLICATION SITE

This application site relates to a terraced dwelling, 19 Bedw Road, in the area of Bedlinog. The property forms part of terrace of traditional properties, which are positioned above the front highway and accessed by a stepped elevated walkway adjacent to Bedw Road. Their rear gardens, including that of the application dwelling, rise steeply from the southwest to the northeast and are provided over different levels, due to the topography of the street. An un-adopted lane runs along the rear of these properties.

The application property has been extended to the rear by means of a single storey addition. Other neighbouring dwellings benefit from single storey and/or two storey additions, as well as outbuilding extensions.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission to construct two outbuildings at the end of the rear garden. The two outbuildings are fully constructed and have been completed.

The rear outbuilding, at higher level, has been raised by means of retaining block wall and sits level with the rear lane. It has a gentle sloping roof and measures, when viewed from the rear lane, 3.8 metres in width, 5.8 metres in depth and 2.5 metres in height. It has a total height of 4.2 metres including a low retaining block wall. The adjoining outbuilding, at the lower level, has a gentle sloping roof and measures 3.8 metres wide, 2.8 metres deep and 2.5 metres in height. It has a total height of 4 metres including the low blockwork retaining wall. The outbuildings have been finished with corrugated metal roof sheeting, timber elevations and steel access doors. Both of the outbuildings are used for domestic storage purposes.

PLANNING HISTORY

The council's records do not show any other planning history for this site.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties. No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed outbuildings, in terms of their siting, scale and design, would be an acceptable form of development with regards to their impact upon the character and appearance of the dwelling and the wider area. The impact upon residential amenity is also an important consideration.

Character and appearance

The proposed outbuildings, given their siting within the rear garden, would remain completely screened from the front of the property, and as such, would not adversely affect the character or appearance of the dwelling when viewed within the wider street scene. Whilst views of the outbuildings would be visible from neighbouring adjoining rear gardens, such developments are already prevalent to the rear of other existing dwellings along this street and neighbouring nearby streets. As such, this form of development would appear compatible with the surrounding built environment.

The proposed outbuildings would therefore respect their immediate context and accord with LDP Policy SW11.

Residential Amenity

The application dwelling adjoins neighbouring properties, 18 Bedw Road to the northwest and 20 Bedw Road to the southeast. These are the neighbouring properties most likely to be affected by the development.

The proposed outbuildings would be located at the end of the rear garden, and as such, would be sited approximately 9 metres away from the rear elevation of the application dwelling and that of neighbouring dwellings. However, they would be located immediately adjacent to the dividing boundary with 18 Bedw Road and in very close proximity to the dividing boundary with 20 Bedw Road. Their siting combined with their height would result in a prominent development when viewed from the rear gardens of neighbouring properties either side. These outbuildings would also result in some loss of light to these neighbouring rear garden areas. However, it should be noted that the outbuildings themselves would not be excessive in height, but due to the topography of the application site, the outbuildings have been built up to provide a flat platform to ensure the provision of an adequate building that can be appropriately used. The topography of the site has therefore dictated the height of these outbuildings. In addition, it should be noted that other outbuildings along this street and nearby streets, have also been constructed in a similar manner, given the topography of the immediate area. Thus, in this instance, whilst the proposal would appear as a prominent development on the boundary with neighbouring properties which would result in some loss of light to their rear gardens, these impacts would not be considered significantly harmful to warrant the refusal of the application in this instance. Furthermore, no letters of representation have been received in respect of this proposal.

It is therefore considered that the proposed outbuildings, as built, would be acceptable in this instance and accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the relevant policies and guidance.

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 be carried out in accordance with the following approved plans and documents:

- Drawing no: PE/23/0094 Rev A, (Proposed Block Plan), received: 14th June 2024;
- Drawing no: PE/23/0094 Rev A, (Proposed Outbuildings), received: 21st May 2024.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 26.07.2024