

DELEGATED REPORT

Application No: P/21/0049

Site Address: 56 Yew Street
Troedyrhiw
Merthyr Tydfil
CF48 4EE

Development: Private garage

Case Officer: Rebecca Owens

Site Visit: 1st March 2021

Application Expiry Date: 26th April 2021

Consultation reply date expired: 15th March 2021

APPLICATION SITE

The application relates to a mid-terrace dwelling located within a mainly residential area in the settlement boundary. The site is bound by a highway to the front, lane to the rear and other dwellings on either side. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a private garage at the bottom of the garden, which would be accessed from the adjacent rear lane. The proposed garage would be set in from the edge of the lane by 0.3m. It would be 6m in depth by 5.15m in width and would have a pitched roof with an eaves height of 2.4m and a ridge height of 3.8m. The garage would feature a galvanised roller shutter door in its front elevation and upvc doors in its rear elevation. The roof of the garage would be covered with concrete interlocking tiles and the external walls would be finished with render and dash.

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 No objection subject to condition

PUBLICITY

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

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

Policy 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

The application site relates to a mid-terraced dwelling with a generous rear garden. Visible along the rear streetscene there are a number of garages and outbuilding of varying designs and scales. The proposed garage is considered to be of an acceptable design and scale which would not appear out of place within this context and which would not harm the character or visual amenities of the dwelling itself or indeed the area in general. As such, it complies with Policy SW11 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants and in this respect it is noted that the garage would be erected almost hard on the boundaries with the properties to the north west and south east (54 and 58 Yew Street respectively). The proposal would result in built development adjacent to the rear gardens of these dwelling for a length of 6m and at an eaves height of 2.4m (3.8m to the ridge). However, it is noted that the rear garden areas are generous in size and this in conjunction with the siting of the garage at the end of the garden would help to ensure that the proposal would not have an unacceptable overbearing impact on the external amenity spaces of these properties. Whilst it may result in some overshadowing during parts of the day this would be restricted to a small area of the rear gardens and would not be to an unacceptable degree. It is also noted that no representations were received following the publicity exercise. As such the scheme is found to accord with Policy SW11 of the LDP.

Finally, it is noted that no objection has been received from the Head of Engineering and as such the proposal is found to be acceptable in terms of highway safety and in compliance with Policy SW11 of the LDP.

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 private garage at: 56, Yew Street, Troedyrhiw, Merthyr Tydfil, Received on 18 February 20201

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

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

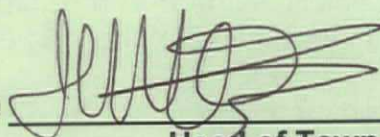
- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property; or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. The applicant/developer is advised to liaise with the County Borough Council's Head of Engineering regarding any consents which are required in association with the provision of any vehicle cross over of verge or footway. This is independent of planning approval.

4. 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 dark ink, consisting of stylized, overlapping loops and strokes, positioned above a horizontal line.

Head of Town Planning

DATE:

18/3/21