

N 34.

DELEGATED REPORT

Application No: P/20/0075

Site Address: 24 Cwrt Bevan
Merthyr Tydfil
CF47 0AQ

Development: Convert garage to playroom

Case Officer: Rebecca Owens

Site Visit:

Application Expiry Date: 21st May 2020

Consultation reply date expired: 20th April 2020

APPLICATION SITE

The application relates to a detached dwelling located within a mainly residential area in the settlement boundary. The site is bound by a highway to the front and others dwellings to the sides and rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to convert an existing integral garage into a playroom. This would involve the removal of the existing garage door within the front elevation and the insertion of French doors with glazed side panels in its place.

PLANNING HISTORY

The relevant planning history is detailed below:

P/05/0157 (Outline) Residential Development - Approved 04/08/06

P/07/0292 (Reserved Matters) – Residential Development of 73 dwellings – Approved 27/09/07

CONSULTATION

No consultation exercise was considered necessary in this instance.

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

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

It is noted that a garage conversion as proposed would normally constitute permitted development. However, the original planning permissions (condition 20 of P/05/0157 and condition 7 of P/07/0292) 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 set of French doors with glazed side panels. The introduction of French doors within the front elevation of a dwelling is not generally desirable as they often appear incongruous and out of place. However, whilst a window of a similar design to the existing windows would be preferred, it is not considered that the proposed French doors would harm the character of the dwelling or visual amenities of the area to such an extent as to warrant the refusal of the garage conversion. Thus the proposal is 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. However, in this respect it is not considered that the proposal would have any unacceptable impact. The proposed use of the garage following conversion would remain residential and the new French doors would overlook the front garden area and adjacent highway. It is also noted that no representations were received following the publicity exercise. The proposal is therefore again in accord with Policy SW11 of the LDP.

Finally it is acknowledged that the garage conversion would result in the loss of an off street parking space. However, the submitted drawings have demonstrated that there is space on the existing driveway to allow off street parking for two vehicles. It is considered that this is a suitable provision to meet the needs of a dwelling of this size and 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:

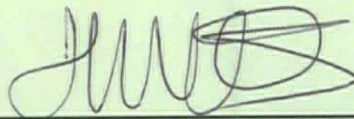
1. The development shall begin not later than five years from the date of this decision.

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 and documents: Existing and Proposed, Drawing Number: 699.001.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

30/4/20