

DELEGATED REPORT

Application No:	P/22/0175
Site Address:	Garages At Tramroadside South (to The Rear Of Fairview Terrace) Twynyrodyn Merthyr Tydfil CF47 0RN
Development:	Demolition of two garages and erection of 4 garages and a lock up
Case Officer:	Nia Chard
Application Expiry Date:	26th October 2022
Consultation reply date expired:	9th August 2022

APPLICATION SITE

The application site comprises of three plots of land on the north-eastern side of Tramroad Side South. The plots are bound by the highway of Tramroad Side South to the front, garages on each side and residential properties to the rear. Directly opposite the application site, beyond the vehicular highway that fronts the site, there is the rear elevations of numbers 1-5 Lincoln Terrace. Neighbouring garages are generally of a similar design and scale and are predominately characterised by large roller shutter doors to their front elevations.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of 4 garages on three separate plots along Tramroad Side South for domestic use. One garage is proposed on plot 1, the most southern plot. The garage would measure 2.6m wide, 6.2m deep with a flat roof height of 2.4m. The second garage is located within the middle of the existing row of garages, and would measure 3.2m wide, 5.5m deep with a flat roof height of 2.4m. Plot 3, is located to the north of Tramroad Side South and would accommodate three garages. The garages would measure a maximum of 11.2m wide, with a maximum depth of 5.2m, these garages would also have a flat roof at a height of 2.4m. All garages would be of blockwork construction, and the front elevations would be finished externally in render, with the roofs being covered in profiled metal sheet.

PLANNING HISTORY

There is no recent relevant planning history associated with the application site.

CONSULTATION

Head of Engineering and Highways No objection

Ecology No objection

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The primary considerations in the determination of this application are the visual appearance of the development and its impact on the character and appearance of the locality, and the impact of the development on the amenity and privacy of neighbouring properties. Highway safety is also a consideration.

The visual appearance and scale of the garages are considered to accord with local plan policy with the footprint of the garages being typical of garages of this nature. The garages would also follow the building line of the adjacent buildings and would furthermore be in-keeping with the scale, height and design of the existing garage buildings to which they would closely relate. As such, the proposal would not adversely affect the character or appearance of the surrounding locality.

Regards has also been had for the potential impact of the development on the amenities of the surrounding residents. In this respect the proposed garages would be set at a lower level than the neighbouring residential properties and would furthermore be situated amongst a row of detached garages. In this location, garages of this scale and design would have no adverse impact upon the amenities of those living nearby. The garages are proposed to be domestic in nature and a condition would ensure that the garage is not used in connection with commercial or business activity. With no objections being received in relation to the scheme, the proposal is acceptable in this regard.

With reference to highway safety, the proposed garage would be served off an adopted rear lane which is an acceptable means of access. The Head of Engineering and Highways has assessed the proposal and has raised no objection to the scheme noting that the access would remain as it is now. As such, the scheme would not impinge upon 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:

Site Location Plan 1:1250, Received 7 July 2022

Site Location Plan 1:500, Received 7 July 2022

Proposed Elevations and Floor Plans, Drawing No. PL 01, Received 7 July 2022

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

3. The garages and lock up hereby approved shall be used for purposes ancillary and incidental to domestic residential use and at no time shall it be used for any commercial or business use.

Reason - To clearly define the scope of this permission and the use of the structure in the interest of highway safety and residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

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.

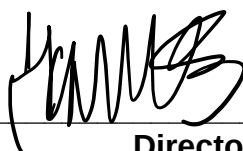
Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

3. 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

13/10/22