

DELEGATED REPORT

Application No: P/21/0110

Site Address: 22 Seward Street
Penydarren
Merthyr Tydfil
CF47 9LB

Development: Garden shed at rear of property

Case Officer: David James

Site Visit: 21st April 2021

Application Expiry Date: 27th May 2021

Consultation reply date expired: 27th April 2021

APPLICATION SITE

The application site relates to a mid-terraced dwelling situated within a residential street in Penydarren. The property faces in a south-westerly direction onto the street. It is bound by other dwellings to either side, and a lane to the rear.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan 2016 – 2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a blockwork shed in the rear garden of the property, adjoining the rear lane. The proposal would involve the demolition of a smaller existing blockwork shed.

The proposed shed would measure 4.7m wide, 3.3m deep and a maximum of 2.8m high, with a mono-pitched roof. The roof would be constructed of profiled steel sheeting, and the walls would be rendered and painted blockwork. The shed would have a roller shuttered pedestrian door in the elevation facing the rear lane, and UPVC pedestrian door in the elevation facing into the rear garden.

PLANNING HISTORY

None

CONSULTATION

None undertaken.

PUBLICITY

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

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 EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design
SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed shed, in terms of its siting, design and scale, would be an acceptable form of

development with regards to its impact upon the character and appearance of the property and the wider street scene. The impact upon residential amenity and highway safety are also important considerations.

The shed would be sited to the rear of the property, at the end of the rear garden. As such, it would remain screened when viewing the dwelling from the front highway and would therefore not detract from the character and appearance of the front street scene. The shed would be visible from the lane that runs along the rear of the property. However, its maximum height would only be 2.8m and, as such, the height of development when viewed from the rear lane would not be deemed excessive. Furthermore, the shed would mainly be finished in appropriate materials to match the existing dwelling. Therefore, the proposal complies with LDP Policy SW11.

The proposed shed would be sited alongside the boundary with the neighbouring properties, 21 Seward Street to the north, and 23 Seward Street to the south.

It is noted that the existing boundary walls, between the dwellings, are relatively high. Therefore, the proposed shed would not project above the boundary walls to a significant degree. Moreover, 21 Seward Street to the north, has an existing outbuilding, adjacent to where the proposed shed would be constructed, which would further mitigate any impacts. As such, given the modest maximum height and depth of the proposed shed (2.8m and 3.3m respectively), it is not considered that it would result in any unacceptable impacts on the neighbouring dwellings in terms of overbearing impact, loss of light or loss of privacy.

Similarly, given the relatively modest scale of the shed, the proposal would not result in an unacceptable impact on the residential amenity of the properties at Tyllwyd Street to the rear. As such, the proposal is considered to comply with Policy SW11.

The proposal, due to the reasons discussed above, and without any objections following the publicity exercise, is deemed to be acceptable with respect to residential amenity and thus in compliance with 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 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 and Elevation Plans received 4th April 2021

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

INFORMATIVES

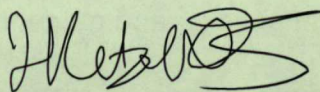
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

