

# DELEGATED REPORT

**Application No:** P/20/0150

**Site Address:** 1 Old School Close  
Georgetown  
Merthyr Tydfil  
CF48 1DA

**Development:** Two metre high timber fence (and gate) to side boundary

**Case Officer:** Rebecca Owens

**Site Visit:**

**Application Expiry Date:** 4th September 2020

**Consultation reply date expired:** 10th August 2020

## APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area within the settlement boundary. The application is bound to the south and west by highways and to the north and east by other dwellings. The profile of the site is relatively flat.

## PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a 2m high timber boarded fence along part of the southern boundary which would be set within the existing dwarf brick wall and adjacent to the flank elevation of the dwelling. A timber gate is also proposed between the side elevation and the new fencing. The proposal would result in part of the currently open side garden being enclosed and incorporated into the existing private rear garden area.

## PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

## CONSULTATION

No consultation exercise was considered necessary in this instance.

## PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a letter was sent to a neighbouring property and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

## POLICY CONTEXT

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of the application for this proposal:

- SW4: Settlement Boundaries
- SW11: Sustainable Design and Placemaking
- CW1: The Historic Environment

Furthermore, the following Supplementary Planning Guidance (SPG) Notes would also be of relevance:

- Note 6, A Design Guide for Householder Development

## PLANNING CONSIDERATIONS

The site relates to a residential dwelling located in a mainly residential area within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

The application site occupies a prominent corner position on the junction of Old School Close and Llwyn Dic Penderyn and also marks the entrance into the Old School Close development. However, it is not considered that the enclosure of this part of the front garden area (positioned to the side of the dwelling) and its incorporation into the private rear garden would appear incongruous. Particularly given other enclosures within the immediate vicinity. In addition, the proposed timber fencing in terms of its appearance is considered to be visually acceptable and would not adversely impact on the character of the dwelling itself or the area in general.

The proposed fence would be erected along part of the southern boundary of the site, which is adjacent to a highway. Given its siting and distance from the nearest neighbouring property it is not considered that it would harm the residential amenity of any local residents. In this respect it is noted that no representations were received following the publicity exercise.

The application site is located within a designated archaeologically sensitive area by the LDP proposals map (Policy CW1). However, given the scale and nature of the proposal it is not considered that there would be any adverse impact in this respect.

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.

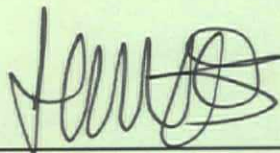
**Reason** - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Proposed block plan, proposed front elevation and proposed side elevation, Received on 10 July 2020.

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

**RECOMMENDATION ENDORSED**



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Head of Town Planning

**DATE:**

12/8/20