

DELEGATED REPORT

Application No: P/19/0316

Site Address: 1 Fernhill Close
Troedyrhiw
Merthyr Tydfil
CF48 4LU

Development: Construct garage

Case Officer: Marlene Ferreira

Site Visit: 16th December 2020

Application Expiry Date: 29th January 2020

Consultation reply date expired: 1st January 2020

APPLICATION SITE

The application site relates to a detached dwelling with a detached swimming pool building and a detached two-storey garage, known as 1 Fernhill Close, Troedyrhiw. The property has been significantly extended and altered overtime. The garage at ground level is located off Fernhill Close, whilst the garage at lower ground level is screened by a stone wall and accessed off a lane, also at lower level (leading off Fernhill Close). The property is therefore served by on-site parking via the existing garages and driveway areas to the front of both the property and garages.

The dwelling and garages, finished with stone and rendered elevations, brown UPVc windows, concrete roof tiles and brown roller shutter garage doors, are sited amongst other detached properties of varying scales and designs, many of which also benefit from on-site parking via the garage and/or driveway.

The site lies within the settlement boundary – Other Growth Areas, as designated in the Merthyr Tydfil Local Development Plan (LDP) 2006-2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage on the hard standing area, at lower level, attached to the existing garage. It seeks to provide a larger garage/workshop for the storage of the applicants' classic motor vehicles. As such, the new garage is proposed to be used for domestic purposes only and would therefore not be used in association with the operation of a business or commercial activity.

The garage is proposed to measure 5 metres in width, 6 metres in depth with a 4.5 metre ridge height. It would be finished with concrete roof tiles, rendered elevations and brown powder coated garage door.

PLANNING HISTORY

The following planning history is relevant to this site:

- P/09/0083 – Erection of two storey side extension and front porch – Approved: 7th May 2009.
- P/08/0060 – Erection of two storey side extension and other external alterations – Approved: 29th May 2008.
- P/06/0365 – Increase ridge height of dwelling, increase height of dwellings rear wall, installation of two rear dormer windows and erection of a detached garage – Approved: 19th September 2006.
- P/94/0503 – Balcony with supporting brick piers – Approved: 24th February 1995.
- P/90/0449 – Retention of single storey glazed building to enclose swimming pool – Approved: 11th October 1990.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to adjoining properties. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Local Development Plan (LDP) 2006-2021, are relevant to the determination of this application:

BW7- Sustainable Design and Place Making
BW12 - Development Proposals and Transport
TB11 - Access, Parking and Accessibility of Local Facilities

- Supplementary Planning Guidance (SPG)

SPG Note 6 – A Design Guide for Householders (September 2015)

This guidance states that '*...garages and outbuildings should be located either to the side or to the rear of a dwelling...*' and '*...garages and outbuildings should be set back from the front elevation to ensure they do not form a dominant feature within the streetscene...*'

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed garage to provide an enlarged garage/workshop, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

The proposed garage would be sited on the existing hard standing and project from the front elevation of the existing (lower level) garage. Only a section of the roof of the proposed garage would be viewed from the front highway, since the majority of the garage would be screened by the existing stone retaining wall, which runs along the front boundary of the site. In addition, the garage would be constructed in matching materials and finishes to the existing garages. As such, the siting, scale and design of the proposed garage would appear in context with the existing property and would not harm its visual appearance when viewed within the street scene. The proposal would therefore accord with LDP Policy BW7.

The proposed garage does not adjoin the boundary with neighbouring dwellings. In addition, it relates to a single storey structure, located at lower ground level, with a roof design which slopes away from nearby occupiers. Although, it is located on a higher ground level than the properties to the west, its distance from the boundary with the neighbouring properties (which is also separated by an access lane owned and maintained by the applicant), combined with its appropriate scale and design, would prevent any adverse impact upon the amenities of nearby occupiers. The proposed garage would therefore not detract from the private amenities of neighbouring occupiers and thus accord with LDP Policy BW7.

The car parking provision for the property would not change as a result of this proposal. Instead, it seeks to provide an enclosed building to store vehicles as opposed to a hard standing area. The proposed development is therefore acceptable in respect of parking provision and would not give rise to any significant highway safety issues. It would therefore comply with LDP Policies BW7 and TB11.

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.

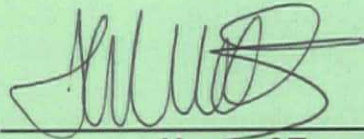
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

- Proposed Plans and Elevations, Drawing no: 19/12/01, Rev: A, received: 4th December 2020.

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/1/20