

DELEGATED REPORT

Application No: P/21/0138

Site Address: 17 Marshall Crescent
Penydarren
Merthyr Tydfil
CF47 9JA

Development: Erection of an outbuilding/summer house and a further outbuilding serving a spa

Case Officer: Rebecca Owens

Site Visit: 29th April 2021

Application Expiry Date: 10th June 2021

Consultation reply date expired: 12th May 2021

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by dwellings to rear and northern side, pedestrian steps to the southern side and a highway to the front. The rear garden is terraced with three levels. A lower patio at the same level as the dwelling, a mid-level and a higher level adjacent to the western boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of two outbuildings within the rear garden of the property. The larger of these would be a summerhouse situated at the bottom of the garden, in close proximity to the rear boundary. This would be 9.2m in width by 4m in depth and would have a mono-pitched roof, which would over hang the front elevation of the building by 0.6m and would a maximum height of 2.5m. The summerhouse would comprise of two separate rooms and the front elevation would feature a set of French doors and bi-folding doors.

The second outbuilding would be sited adjacent to the southern side boundary of the garden and would house a hot tub. It would be 3.8m by 3.9m and would have a mono-pitched roof with a maximum height of 2.7m. There would be a large opening in the north facing elevation, which would provide access.

The walls of the buildings would be finished with a composite shiplap cladding in a grey colour while the roofs would be a grey polymer.

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, letters were sent to the neighbouring properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

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

The proposed outbuildings are generally considered to be of an acceptable design and scale and would be typical of garden outbuildings found within residential properties. Whilst the larger of the two structures is substantial in size, it would be located to the rear of the garden which is of generous proportions and as such it would not appear overly dominant. It is acknowledged that neither of the structures would be finish in materials which match the existing dwelling. However, the proposed composite wood effect cladding is considered to be acceptable for an outbuilding and would complement the host dwelling without appearing incongruous. Thus it is not considered that the proposal would harm the character or visual amenity of the dwelling itself or indeed the wider area. The application is thus in accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring properties. In this respect it is noted that the property which would be impacted the most would be the dwelling to the north known as 15 Marshall Crescent. The larger outbuilding would be sited 1.1m from the shared boundary with this dwelling.

However, given this set back into the site and its modest height, it is not considered that it would have an overbearing impact on this property or indeed result in any unacceptable overshadowing. It is noted that the summerhouse would contain glazed French doors and bi-folding doors in its eastern elevation which in conjunction with the elevated position of the summerhouse in relation to this neighbouring dwelling would allow for views back towards its rear elevation and rear facing window. However, the level of overlooking from the summerhouse would not be any greater than already exists from the rear garden and it is noted that no objections were received from the occupants of this property following the publicity exercise. Thus it is not considered that the level of overlooking and loss of privacy would be to an extent that would warrant the refusal of the application on such grounds.

The property to the south, known as 19 Marshall Crescent is separated from the application site by an intervening public footpath/steps. The smaller of the two structures would be erected alongside the southern boundary of the site, and the flank elevation of the larger of the buildings would be sited at least 1.2m from this boundary. However, given, the scale and siting of the proposed structures and the intervening footpath, they would not have any overbearing impact or result in any overshadowing or loss of light. It is noted that there would be glazed doors in the eastern elevation of the summerhouse, which would allow for some views to the rear windows of this property but these would be angular and partially obscured by the existing boundary fence.

The application site is also bound by dwellings to the rear known as 40 and 42 Mitchell Crescent. The larger summerhouse structure would be sited adjacent to the rear boundary, which comprises of a retaining wall with boundary fencing above. This wall supports these dwellings to the rear, which are at a higher level than the application site. Given this difference in level, and the existing boundary formed from the retaining wall and fencing, the proposed structure would not have any harmful impact on these properties.

Having considered the above and with the absence of any representations following the publicity exercise, the impact of the proposal on residential amenity is deemed to be acceptable and the development would therefore comply with Policy SW11 of the LDP.

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.

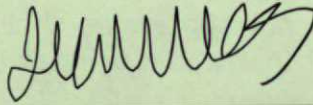
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

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

Drawing Title: Proposed Plans, Elevations & Sections, Drawing Number: MARSHALL 17
01, Received on 15 April 2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/5/21