

DELEGATED REPORT

Application No:	P/23/0058
Site Address:	20 The Ferns Quakers Yard Treharris CF46 5LQ
Development:	Convert garage into living/bedroom accommodation. Front extension to provide en-suite
Case Officer:	Marlene Ferreira
Site Visit:	13th March 2023
Application Expiry Date:	24th April 2023
Consultation reply date expired:	3rd April 2023

APPLICATION SITE

This application relates to a large detached dwelling, 20 The Ferns, in the area of Treharris. The property lies in a cul-de-sac street of detached dwellings of varying scales and design. The dwelling is served by on-site parking by means of a front driveway area and two attached garages.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to convert the two front garages into living/bedroom accommodation and erect an extension to the front, to comprise a shower room to serve the proposed accommodation. The garage conversion/extension seeks to cater for an elderly parent.

The eastern garage door would be replaced with UPVc patio doors to serve the proposed bedroom/living accommodation. To the front of the western garage, a single storey extension would be constructed. This would adjoin the existing dwelling and would be fully contained beneath the existing front projecting roof canopy. It would measure 2.75 metres wide, 1.7 metres deep and 2.5 metres in height and would be finished with brickwork elevations and UPVc windows.

PLANNING HISTORY

The following planning history is relevant to this application:

P/23/0060 – Construct two outbuildings – a gym/aviary and a garden store – Approved: 19th April 2023

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 the adjoining properties. No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: The National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September 2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed garage conversion and extension, would be acceptable with regards to its impact upon the character and appearance of the property and the street scene. The impact upon residential amenity and highway safety is also an important consideration.

Character and appearance

The proposed garage conversion to provide bedroom living accommodation would involve the introduction of patio doors to the front of the dwelling and a single storey extension to provide shower room facilities.

Front extensions/alterations need to be carefully considered to ensure that these do not cause an adverse or significant impact upon the character and appearance of the existing property or the wider area. In this instance, as discussed above, the property is located on a corner plot within a small close of large dwellings of varying scales and designs. The front extension, given its width, depth and height, would amount to a small-scale addition. Furthermore, it would not project any further than the main dwelling and would be finished in matching materials to those already existing on the property. As such, the proposed garage conversion and extension would not result in a dominant or detrimental form of development when viewed in association with the existing dwelling and wider close. Instead, it would be in keeping with this varied context and would therefore accord with LDP Policy SW11.

Residential Amenity

The existing dwelling adjoins the boundary with 21 The Ferns, 21 Shire Court, 23 Shire Court and 18 The Ferns. Since the proposed development would be sited to the front of the property, the neighbouring dwelling most likely to be impacted is 18 The Ferns, located to the north. It should be noted however that the proposed accommodation and extension would not be sited any closer to this neighbouring dwelling than the original property (which lies approximately 13 metres from the side boundary wall serving this neighbouring dwelling). Furthermore, as a single storey development, the proposed north facing windows/doors would not allow for any overlooking into this neighbouring dwelling's rear garden area. As such, the proposed development would not be considered to have an overbearing, loss of light or loss of privacy impact on this neighbouring property (or other nearby dwellings). It should also be noted that no letters of representation have been received in respect of this application. As such, the proposed development would accord with LDP Policy SW11.

Parking Provision and Highway Safety

The existing dwelling is currently served by a double garage and front driveway. This proposal would result in the loss of the double garage, however, on-site parking for at least 3 vehicles and manoeuvring space would continue to be available to the front of the property. Furthermore, there is unrestricted on-street parking available within walking distance of the application dwelling. Thus, the proposed development would not be considered to result in any significant on-street congestion or adverse impact upon highway and pedestrian safety. As such, it would accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and would comply with the 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:

- Drawing no: 2876 DFG, received: 27th February 2023

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

20/4/23