

DELEGATED REPORT

Application No: P/21/0302

Site Address: 123 Plasydarren
Heolgerrig
Merthyr Tydfil
CF48 1RE

Development: Conversion of existing garage into holiday accommodation unit with associated external alterations

Case Officer: Rebecca Owens

Site Visit: 31st August 2021

Application Expiry Date: 18th October 2021

Consultation reply date expired: 14th September 2021

APPLICATION SITE

The application relates to a large detached dwelling, sited within a generous curtilage in which there is an existing garage. The site is in a mainly residential area and within the settlement boundary. It is bound by a highway, undeveloped land and other dwellings.

PROPOSED DEVELOPMENT

Full planning permission is sought to convert an existing detached garage into a 3 bed, single unit of holiday accommodation. This would comprise of the insertion of a window in the north western (rear) elevation and the removal of an existing door and window into the north eastern elevation with the insertion of a large glazed doorway in their place.

PLANNING HISTORY

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

CONSULTATION

The following bodies were consulted and their responses are presented below:

Head of Engineering	No objection
Planning Division's Policy Group Leader	No objection
Planning Division's Ecologist	No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and three site notices were displayed within the vicinity of the site.

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) and the following technical advice notes are relevant:

- TAN 12: Design (March 2016)
- TAN 13: Tourism (October 1997)

Local Planning Policies

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

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- SW12: Improving the Transport Network
- CW1: Historic Environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW2: Internationally and Nationally Protected Sites and Species
- EnW4: Environmental Protection
- EcW7: Tourism, Leisure and Recreation Development

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

Principle

The site is located within a residential area and lies within the Primary Growth Area of the settlement boundary (Policy SW4) as such the development is considered to be acceptable in principle, subject to the proposal, being compatible with other relevant planning policies and material considerations.

Policy EcW7 relates to tourism, leisure and recreation development. This states that within settlement boundaries development of this nature is generally supported, where they satisfy the Local Development Plans other policies.

Character and visual amenity

The site is located in a residential area characterised by a variety of different dwellings of various designs and scales. The proposal relates to a large detached dwelling, sited within a generous curtilage in which there is an existing garage, which it is proposed to convert into a unit of holiday accommodation. To accommodate this change of use some external alterations are proposed namely the insertion of a window in the rear elevation and a large glazed doorway in the side elevation. It is considered that these are relatively minor changes to the appearance of the structure that would not have any significant impact on the character or appearance of the dwelling itself or the area in general, which it is noted falls within Urban Character Area 9: West Merthyr, including Heolgerrig and Gellideg. On this basis the proposal is considered to be acceptable and in accord with Policies SW11 and CW1 of the LDP.

Residential amenity

The garage structure is already in situ and thus the proposal would not have an additional affect with respect to overshadowing/loss of light or bearing impact. It is noted that the proposal would introduce a large glazed door in the north eastern side elevation and a window in the rear elevation. Whilst the garage is located in close proximity to the dwelling to the west known as Palm view, any direct views from the rear window would be obscured by the existing boundary fence. It is noted that the flank elevation of this neighbouring dwelling features a first floor window but views to this would be upwards and at an acute angle so it is not considered that views would be to any significant degree. Similarly, the garage is positioned over 11m from the eastern boundary and as such it is not considered that views from the glazed doorway would be significantly harmful or indeed any more substantial than those from the existing dwelling.

The proposed use of the garage as holiday accommodation may result in some additional noise and disturbance caused by the comings and goings of guests and their activities and it is recognised that people behave differently when on holiday. However, the proposed use of the building would be fundamentally residential in a nature and given its modest size would only be able to accommodate a limited number of guests. Therefore, it should not generate noise and disturbance significantly greater than that of a dwelling. Nevertheless, it is considered pertinent to impose a condition which ensures the unit is used in conjunction with the existing dwelling in order to retain some control over the activities at the site.

Thus having regard to the above and with the lack of any representations following the publicity exercise the proposal is found to be acceptable in terms of its impact on residential amenity and therefore in accord with Policy SW11 of the LDP.

Parking and highway safety

The application site is accessed off a lane, which is partly adopted and partly privately owned. This is narrow with no passing provision and no footways. However, the existing access would be utilised for the proposal and given that this is for a three bed, single unit of accommodation, no concerns are raised with respect to the associated additional traffic movements, which could be safely accommodated within the existing highway network.

Given the large forecourt it is considered that parking to meet the needs of the proposal in addition to the existing dwelling is achievable. Indeed a plan has been provided which illustrates six parking spaces within this area. The Head of Engineering is satisfied that this is sufficient one site provision whilst also allowing vehicles to turn within the site and thus to enter and egress in a forward gear. As such, he has not raised any objections with regard to parking or highway safety.

Ecology

As the proposal would mainly comprise of internal alterations, with only relatively minor external alterations, the Ecologist is satisfied that ecological surveys would not be required and has not objected to the proposal.

Conclusion

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.

Having regard to the above considerations, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

CONDITIONS/REASONS:

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 Drawings, Drawing Number: 15/2021/004, Received on 23 August 2021

Drawing Title: Proposed Site Plan, Drawing Number: 15/2021/005, Amended plan received on 2 September 2021

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

3. The holiday accommodation hereby approved shall only be used in conjunction with the dwelling known as 123 Plasgydarren, Heolgerrig.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

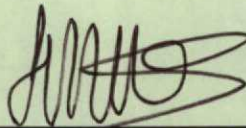
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/7/21