

DELEGATED REPORT

Application No: P/21/0251

Site Address: Holly Lodge
23 The Hollies
Quakers Yard
Treharris
CF46 5PJ

Development: Creation of hardstanding for two vehicles, increase height of side boundary wall and other associated works

Case Officer: Rebecca Owens

Site Visit: 9th August 2021

Application Expiry Date: 8th September 2021

Consultation reply date expired: 24th August 2021

APPLICATION SITE

The application relates to a detached bungalow within a mainly residential area in the settlement boundary. The site occupies a prominent corner plot and is bound to the front and eastern side by highways. To the west and the rear, it is bound by other dwellings. The dwelling occupies a modestly higher level than the adjacent highways.

PROPOSED DEVELOPMENT

Full planning permission is sought for the creation of a hardstanding and for the erection of a boundary wall enclosure.

The proposed hardstanding would be constructed to the front of the property off the adjacent highway which bounds the southern boundary. This would be 5.6m in depth and 6m in width.

It is also proposed to enclose a section of the side garden which would involve erecting a 1.8m high wall along the existing driveway, across the eastern boundary (adjacent to the highway) and returning in line with the front elevation of the eastern gable. The wall would be erected using face brickwork which would match the existing walls. New steps are proposed from the eastern highway, alongside this wall and in line with the main front entrance.

PLANNING HISTORY

The relevant planning history is summarised below:

P/20/0292 Single storey rear extension
Granted planning permission subject to conditions on 7 January 2021

CONSULTATION

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

Head of Engineering No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties.

Two letters of objection were received following this publicity exercise. The main issues raised within these are summarised below:

- The increase in the boundary wall height would allow the private amenity area to be extended to the edge of the site. One objector is concerned that they would be able to look directly into the garden from their first floor windows, thereby making it less private and impacting on the objector's privacy.
- The extension of the private garden area would make it nearer to the objector's property which would increase noise.
- The wall would not be aesthetically pleasing or keeping with the area and would affect the view/outlook from the objectors' properties.
- The wall could impact on light into the front rooms of the objector's property.
- The proposed parking area would result in an increase in vehicles using the cul-de-sac.
- Concerns are raised that the proposed parking area could be used for the parking of builders vans associated with the building firm of one of the applicant's family members and which would impact on the neighbour's outlook.

Local ward councillors have been consulted and they wish the application to be determined under delegated power by the Chief Officer Planning and Neighbourhood Services.

POLICY CONTEXT

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 application site is located in a residential development characterised by a mixture of dwelling types which share similar design features and material finishes. It also features off street parking in the form of driveways/hardstanding and garages and has a open plan design with low boundary treatments. Within this context, the proposed hard standing area would not have any significant visual impact and would not appear out of place. However, the proposal would introduce a 1.8m high wall adjacent to the main highway

through the housing estate, enclosing a section of relatively open side garden which adjoins this. Whilst this would result in a hard visible boundary treatment, there are other similar enclosures in the area. Given that the wall would only span a length of less than 11m and would be finished to match the existing walls, it is not considered that it would sufficiently harm the character of the area to an extent that would warrant the refusal of the application on such grounds.

Regard has been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is not considered that the proposal would have any significant impact. The new hardstanding area would have no notable impact on the surrounding occupants and whilst the new boundary walls would alter the outlook from some of the neighbouring properties, they would not be positioned in close enough proximity to have any overbearing impact or create any unacceptable overshadowing or loss of light. Notwithstanding the above, two letters of objection were received following the publicity exercise. In response to the points raised the following comments are made:

- The increase in the boundary wall height would allow the private amenity area to be extended to the eastern edge of the site as thus in closer proximity to the properties on the opposite side of the adjacent highway. Whilst concerns have been raised over privacy, views to and from the extended rear garden to the first floor windows of the dwellings opposite would be angled and a sufficient distance to prevent any unacceptable loss of privacy between the properties.
- Whilst the enclosed garden area would be enlarged by the proposal it would remain a private, domestic garden and thus it is not considered that the proposal would result in any significantly greater noise or disturbance to neighbouring properties.
- The appearance of the wall and its impact on the character and visual amenities of the area have been addressed above. Whilst it would affect the view/outlook from the objectors' properties, this would not justify the refusal of the application.
- It is reiterated that the wall would be a sufficient distance from neighbouring properties to prevent any unacceptable loss of light.
- It is not considered that the proposed parking area would result in any significant increase in vehicles using the cul-de-sac. Highway safety has also been addressed below.
- Providing a business is not being run from the property that would require planning permission, the type of vehicles parked on the proposed hardstanding cannot be controlled by the Planning Division

With respect to highway safety, it is noted that the proposed hardstanding would be accessed off a cul-de-sac serving just six dwellings and thus a relatively quiet section of highway. It is acknowledged that it would be opposite the off street parking areas of the dwellings known as 28 and 29 The Hollies and would require reversing movements but the Head of Engineering has not raised any concerns. In addition, the Head Engineering has examined the proposed boundary wall and is satisfied that it would not impinge on visibility. As such, the proposal is deemed to be acceptable in terms of highway and pedestrian safety.

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:**

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: Existing & Proposed site layouts, Drawing Number: Sheet 1 of 2, Received on 14 July 2021.

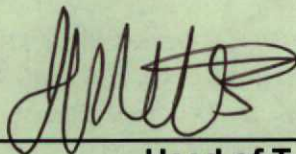
Drawing Title: Elevations, Drawing Number: Sheet 2 of 2, Received on 14 July 2021.

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

INFORMATIVES

1. The applicant/developer is advised to liaise with the County Borough Council's Head of Engineering regarding any consents which are required in association with the provision of any vehicle cross over.
2. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

6/9/21