

DELEGATED REPORT

Application No:	P/24/0132
Site Address:	43 Bridge Street Troedyrhiw Merthyr Tydfil CF48 4DX
Development:	Construction of rear garden outbuilding
Case Officer:	Kate Glover
Site Visit:	6th June 2024
Application Expiry Date:	8th August 2024
Consultation reply date expired:	11th July 2024

APPLICATION SITE

The application site is a mid-terrace property located on Bridge Street, Troedyrhiw.

To the northeast of the application site is No.44 Bridge Street and, to the southwest is No.42 Bridge Street.

At the rear of the application site and adjacent dwellings are modest rear amenity areas. Beyond the rear boundaries of the terrace is a residential estate comprising of flats and houses. Between the rear boundaries of the terrace and the residential estate is grass verge and there is a pedestrian path that runs along the rear boundary of the terrace.

The ground level of the grass verge is approximately 0.45m above the ground levels of the rear amenity areas serving application property and No.42 and No.44.

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 full permission to construct a detached outbuilding at the far end of the application property.

The outbuilding would measure approximately 6.50m long, 4.20m wide, 2.70m to eaves level and 4.00m to ridge height.

The proposed external materials are rendered elevations, grey concrete roof tiles, uPVC rainwater goods, fascias and door. A roller shutter door would be provided in the rear elevation.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/10/0139 - Change of use of hair salon to dwelling with associated single storey rear extension. Demolition of rear building (former Troedyrhiw Womens Institute) and erection of new detached dwelling.
GRANTED 31 Oct 2012
- P/15/0120 - Change of use of hairdressers into residential dwelling, erection of single storey rear extension and other external alterations
GRANTED 28 Jul 2015

CONSULTATION

Head of Engineering and Highways – No objection.

PUBLICITY

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

One letter of objection was received following this publicity exercise, and the objections have been summarised below:

- The building being changed from a garage to outbuilding and what does this change in construction entail.
- Impact on residential amenity for reasons of the size and shading caused by the proposed outbuilding.
- The appearance of the outbuilding.

Due to the objections received this application has been referred to the local Ward Councillors to inform them of the responses received in relation to this application. It has not been requested that the application be presented to the planning committee. As such, it will be determined under the delegated powers by the Director of neighbourhood Services.

In respect of the first bullet above. The description of development changed from 'Rear Garage' to the current description of 'Construction of rear garden outbuilding'. to address the change in the description and use of the proposal, amendments were made to the planning application form, site location plan and plan titles. The application was restarted, as was the public consultation process.

Officers can confirm that the change in description did not result in any changes to the proposed outbuilding's external materials. As such no further consideration will be given to the objection summarised in the first bullet point.

Matters of impact on the residential amenity and appearance are considered in more detail below.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) 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 12, February 2024) (PPW12).

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- EnW1 Nature Conservation and Ecosystem Resilience

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

- Note 5 – Nature and Development
- Note 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the residential amenity, visual impact, ecology and highway safety.

Principle of Development

As noted above the site is located within the settlement boundary and within the residential curtilage of No.43 Bridge Street. It is considered that the proposal meets with the requirements of Policy SW4.

Residential Amenity

As noted above, the application property is positioned between No.42 and No.44 Bridge Street. These properties are most likely to be affected by this proposal.

As noted above, objections were received in respect of the proposed outbuilding's size and shading of the rear garden.

Turning to the size and scale of the proposed outbuilding and its relationship with the neighbouring properties.

In respect of No.44. The proposed building's eaves level is 2.70m high and would be approximately 0.15m from the shared boundary and the elevations would be approximately 0.36m from the shared boundary. It is noted that the water goods serving the proposed outbuilding would be located adjacent to the shared boundary.

It is also noted that the rear boundary of No.43 is approximately 1.76m longer than that of No.44. Therefore, the side of the proposed outbuilding would sit along approximately 4.74m of the shared boundary. The boundary shared by the application site and No.44, is approximately 12.6m long.

Officers note the proposed outbuilding would be on the rear boundary of the application property. Given the location, height to eaves level, use of a pitched roof and the proposed outbuildings location, it is considered that the proposed outbuilding would result in significant detriment to the enjoyment of the adjacent amenity area or result in significant amounts of shading.

It is also noted that there is a two-storey property constructed on a section of the northeast boundary of No.44. This property is part of the larger residential estate located to the rear of the terrace comprising Bridge Street. Given the proximity of the two-storey property, consideration should be given to the potential for a tunnelling effect that would be caused by the existing building and the proposed outbuilding. A tunnelling effect could be detrimental to the residential amenities of No.44.

Officers have considered the impact of the two-storey property and the proposed outbuilding's length along the shared boundary, its height and a pitched roof that would move away from the neighbouring boundary. It is considered that the proposed outbuilding would not cause a tunnelling effect and represent a significant detriment to residential amenities of No.44.

Turning to the impact on No.42. The proposed outbuilding would be 0.57m from the shared boundary and the elevations would be approximately 0.75m from the shared boundary.

Given the distance between the proposed outbuilding and the boundary of No.42, it is considered that the size and scale proposed outbuilding would not cause significant detriment to the enjoyment of the rear amenity area of No. 42.

It is considered that on balance, the proposal meets with the requirements of Policy SW11.

Visual Impact

As a result of the publicity exercise, objections were raised in respect of the appearance of the proposed outbuilding.

The proposed materials are noted above. It is considered that the external materials of the proposed outbuilding would not detract from the application property or the wider setting.

It is considered that the proposal meets with the requirements of Policy SW11.

Highway safety

The Head of Engineering and Highways was consulted as they had been consulted previously when the proposal was for a rear garage. The HEH notes the description of development and does not object to the proposed outbuilding.

It is considered that the proposal meets with the requirements of LDP Policy SW11.

Ecology

The Planning Authority's Ecologist has not commented on the proposal.

It is noted that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be required and can be secured via a suitably worded condition. The enhancements would contribute to the wider green infrastructure objectives.

It is considered that the proposal meets with LDP Policy EnW1.

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 policy context above, the proposal is considered to be acceptable and 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 plan:

Drawing Title: Proposed Plans, Elevations and Access, Drawing Number GA 002, Rev C, Received on 13 June 2024.

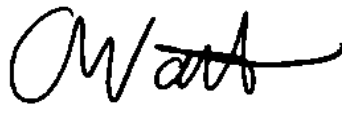
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. **BEFORE WORKS COMMENCE ON SITE** a scheme for biodiversity enhancement, including a timescale for implementation, shall be submitted to and agreed in writing

by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED

p.p. 

Director of Neighbourhood Services

DATE: 14th August 2024