

DELEGATED REPORT

Application No: P/21/0059

Site Address: 1 Williams Place
Penydarren
Merthyr Tydfil
CF47 9YH

Development: Erect new garage

Case Officer: Marlene Ferreira

Site Visit: 9th March 2021

Application Expiry Date: 21st April 2021

Consultation reply date expired: 18th March 2021

APPLICATION SITE

The application site relates to an end of terrace dwelling, 1 Williams Place, in Penydarren. The two-storey property has been extended to the rear and is served by a reasonably large rear garden which has a side access onto the side road, District Street. It adjoins Williams Place to the front and an adopted lane to the rear. A single garage, accessed off the side road, District Street, has been constructed at the end of the garden adjacent to the rear lane. The dwelling is also served by on-street parking provision which is provided along the front and side highways.

The application dwelling lies in a residential street of similarly designed properties, some of which have been extended to the rear, like the application dwelling, by virtue of single storey and/or two rear extensions. Many have garages and other outbuildings.

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

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage within the rear garden of the property.

The existing single garage at the end of the rear garden would be demolished to accommodate the proposed garage, which would measure 5 metres wide, 6 metres deep, with a 3 metre ridge height. It would be finished with rendered elevations and a profiled zinc roof. The garage would be sited at the end of the garden and would be accessed off the rear adopted lane. An elevated patio area measuring 5.1 metres wide, 1 metre deep and 0.9 metres in height, with steps, would be constructed to provide access from the rear

garden to the garage (given the difference in levels between the rear garden and the rear lane).

PLANNING HISTORY

The following planning history is relevant to this site:

P/01/0439 - Garage (replacement) to rear of property – Approved: 27th November 2001

The plans approved under this permission are identical to those submitted in support of this application. It therefore appears that the proposed garage, although approved in 2001, was never constructed.

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 adjoining properties and a site notice was displayed within the vicinity of the site. No letters of representation have been received as a result of 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 in the assessment of this application relate to whether the proposed garage, in terms of its siting, scale and design, would be an acceptable form of development with regards to its impact upon the character and appearance of the dwelling, residential amenity, parking provision and highway safety.

Character and Appearance

The proposed garage would be sited to the rear of the property, approximately 30 metres from its front elevation and as such would not dominate the front of the dwelling, since it would not be viewed in context with the front street scene. It would however, appear as a prominent structure when viewed from the side street (District Street) which runs alongside the side boundary of the dwelling. However, the proposed garage would be as visible as numerous other garages, of a similar scale and design, located at the end of neighbouring rear gardens. In addition, it would be finished with rendered elevations and a zinc roof, not dissimilar to the material finishes of neighbouring garages and extensions in the vicinity. Thus, the siting, scale and design of the proposed garage would appear in context with the surrounding built environment and would not harm the visual appearance of the street scene or the wider area. The proposed raised patio area and steps seek to provide adequate pedestrian access from the garden into the garage, and given their siting and overall scale would also be considered acceptable. Details of the proposed boundary treatment to enclose the raised patio area and steps have not been provided and as such will be secured by condition as part of any planning permission. The proposal would therefore accord with LDP Policy SW11.

Residential Amenity

The proposed garage would adjoin the boundary with 3 Williams Place and this is the property most likely to be impacted by the proposed development. This neighbouring dwelling is located on a slightly higher ground level (since the levels of the street slope down from the northwest to the southeast) and is also served by a large garage at the end of its rear garden. Thus, the proposed garage would run alongside the existing garage at this neighbouring property, which also appears to measure approximately 6 metres in depth. This relationship combined with its proposed 3 metre height, would prevent any significant overbearing impact upon this neighbouring property. Likewise, it would not give rise to any significant loss of light or privacy (due to the absence of any side facing windows, which could provide direct overlooking into neighbouring rear gardens). As such, the relationship between the existing neighbouring property and the proposed development would therefore be acceptable and accord with LDP Policy SW11.

Parking and Highway Safety

The proposed garage seeks to replace an existing garage and as such would continue to serve the dwelling with one on-site vehicular parking space. It would be set back from the edge of the rear lane between 0.65 metres and 1 metre. This would improve visibility when exiting the garage. Unlike the existing garage, it would be accessed off the rear lane, as opposed to the side highway (District Street), which is used by less traffic. Thus, the proposed garage would not be considered to have a detrimental impact upon highway safety. Indeed, when compared to the existing garage, it would improve visibility and highway safety. It would therefore accord with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

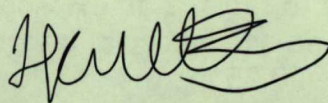
- Drawing no: 1, received: 24th February 2021;
- Drawing no: 2, received: 24th February 2021;

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

3. Prior to the garage being brought into use, a plan indicating the positions, height, design, materials and type of boundary treatment to be erected to enclose the raised patio area and steps at the rear of the garage, shall be submitted to and approved in writing by the local planning authority. The boundary treatment shall be completed in accordance with the approved details before garage is brought into use.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/4/21