

DELEGATED REPORT

Application No:	P/21/0236
Site Address:	The Nest 5 Fir Tree View Gwaelodygarth Merthyr Tydfil CF47 8LJ
Development:	Construct new wall and access gates with parking area at the rear of the property
Case Officer:	Marlene Ferreira
Site Visit:	22nd July 2021
Application Expiry Date:	25th August 2021
Consultation reply date expired:	29th July 2021

APPLICATION SITE

The application site relates to a detached two storey dwelling located on the corner of Gwaunfarren Road with Gwaelodygarth Road, in the area of Penydarren. The property is served by a small front courtyard and a relatively large rear garden which also extends to the side of the property. A large detached garage and hardstanding area is provided at the rear of the property, accessed via a private lane off Gwaunfarren Road, and provides on-site parking provision for the dwelling.

The application site lies within the settlement boundary – Primary Growth Area as designated within the Merthyr Tydfil Replacement Local Development Plan 2016-2031.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a wall and gate to enclose the garage and hardstanding area at the rear of the property.

The wall would measure between 2.05 metres and 2 metres. The wooden access gate would also measure 2 metres in height. Both the wall and gate would extend along 8.15 metres of the property's rear (western) boundary.

A parking area, laid with shingle, would be provided within the rear garden, just beyond the enclosed gated access. This part of the works however, would not require planning permission.

PLANNING HISTORY

The council's records do not indicate any other planning history for this site.

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 representation 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

- The Merthyr Tydfil Replacement LDP 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG):

SPG Note 6 – Householder Development (2015)

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed development would be acceptable in respect of its impact upon the character and appearance of the property and the surrounding area. The impact upon residential amenity, parking provision and highway safety are also primary considerations in the assessment of this proposal.

Character and Appearance

The proposed wall, which would measure just over 2 metres in part, combined with the 2 metre high gate, seeks to provide an enclosed parking area. The proposed wall/gate would meet the height, or fall just below the height of the existing wall on the property's northern rear garden boundary. It would also reflect the height of other boundary walls/gates enclosing the rear of neighbouring dwellings, also accessed off the private lane. In addition, the proposed wall would be finished in render to match the existing wall

and the gate would comprise a steel frame with wooden panels. As such, the proposal would result in an acceptable form of development which would appear in context with the surrounding built environment and accord with LDP Policy SW11.

Residential Amenity

Given the nature of the proposal and the fact that it would sit adjacent to the private lane, it would not be considered to have any adverse impact on the closest neighbouring property, 8 Gurnos Road, which backs onto the other side of the lane and is enclosed by a low brick wall and high hedge. Thus, the proposed development would not have an overbearing, loss of light or loss of privacy impact upon the amenities of these nearby occupiers and would therefore be in accordance with LDP Policy SW11.

Parking and Highway Safety

The proposed enclosure to the garden area would not result in the reduction of on-site parking. Instead, it would provide two enclosed on-site parking spaces to serve the property. In addition, the wall/gate would be set back between 0.75 metres and 2 metres from the edge of the lane and as such, would allow for adequate visibility when leaving the site. Indeed, parking provision and vehicular movements in association with the use of the hardstanding and garage already takes place on this part of the property. The proposed development would therefore be considered an acceptable proposal which continues to provide adequate on-site parking which would not be deemed significantly more harmful to highway safety than the existing arrangement. As such, it would accord with LDP Policy SW11.

CONCLUSION

For the reasons set out above the proposed development is considered to be acceptable and complies with the relevant LDP policies.

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.

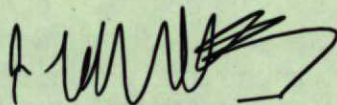
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

- Drawing no: Nest 01, received: 30th June 2021.

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

RECOMMENDATION ENDORSED

A handwritten signature in black ink, appearing to be 'A. Williams', written over a horizontal line.

Head of Town Planning

DATE:

2018/21