

DELEGATED REPORT

Application No: P/22/0141

Site Address: 2 Summerhill
Summerhill Place
Twynyrodyn
Merthyr Tydfil
CF47 0EY

Development: Erection of detached garage

Case Officer: David James

Site Visit:

Application Expiry Date: 25th July 2022

Consultation reply date expired: 21st June 2022

APPLICATION SITE

The application site relates to a mid-terraced dwelling situated within a residential area. The property faces in a southwest onto the highway. It is bound by other dwellings to either side, and a lane and the grounds of a school to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a detached garage. The garage would be sited within the rear garden area of the property, adjacent to the rear lane.

The proposed garage would measure 5.2m wide (the garage would extend the full width of the rear garden), 6.2m deep and a maximum of 2.8m high, incorporating a mono-pitched roof. It would have a roller shutter in its northeast (front) elevation, facing the rear lane, and a door and window in its southwest (rear) elevation, facing the dwelling. The walls of the garage would have a rendered finish (to match the dwelling), the roof would be covered in edpm rubber, and the window and door would be upvc.

PLANNING HISTORY

There is no recent planning history relating to the application site.

CONSULTATION

None undertaken.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy SW12 – Improving the Transport Network

Policy CW1 – Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

SPG 6 – Householder Design

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal would have an acceptable impact on the character and appearance of the existing property and wider street scene. The impact on the amenity of neighbouring residents is also an important consideration.

In terms of visual amenity, the proposed garage would be located to the rear of the dwelling, away from the street frontage. As such, it would not be visible from the front street scene and would therefore not have an adverse impact on the appearance of the dwelling when viewed from the highway. The garage would be of a typical design for such a domestic structure, and is considered to be of an acceptable scale, and constructed of acceptable materials. Although a pitched roof would normally be encouraged and considered more acceptable, it should be noted that a pitched roof would be significantly higher than the mono-pitched roof proposed. This could appear overbearing to neighbours, particularly as the garage would be the full width of the garden. It is noted that there are a number of garages, of varying design and scale, in the rear street scene (including examples similar to the proposal). As such, it is considered to be of an acceptable design and its scale would not appear out of proportion with the dwelling or plot. Taking this in account, the proposal accords with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants. In this respect, it is noted that the extension would result in a development in close proximity to the shared boundaries with 1 and 3 Summerhill, for a depth of 6.2m. However, it would be adjacent to a garage within the rear garden of number 1 for part of its length, which would somewhat mitigate the impact on this adjoining dwelling in term of loss of light and overbearing impact. Additionally, given the limited height of the garage and its mono-pitched roof, it is not considered that it would have a harmful impact, in terms of loss of light or overbearing impact on number 1 or number 3. A garage, of similar design and size, was approved at number 3 as part of P/16/0112, although this has not been erected.

The garage would have a window and door in its rear elevation, facing toward the dwelling, and obliquely toward the adjoining properties. However, given the height of the boundary walls between the dwellings, it is not considered that this would result in a harmful degree of overlooking or loss of privacy.

In conclusion, while it is acknowledged that there would be some limited impact in terms of loss of light and overbearing impact from the proposal, and with no objections received as a result of the publicity exercise, it is considered that the overall impact of the proposal would be acceptable. Therefore, the development is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP.

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:

Existing & Proposed Plans received on 30th May 2022

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

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:

23/6/22