

DELEGATED REPORT

Application No: P/23/0202

Site Address: 76 Penlan View
Ynysfach
Merthyr Tydfil
CF47 8NX

Development: Storage shed and creation of off road parking

Case Officer: Rebecca Owens

Application Expiry Date: 27th October 2023

Consultation reply date expired: 26th September 2023

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area and within the settlement boundary. The site is bound by a highway to the front, a footpath to the side and rear and another dwelling to the other side. The site slopes gradually from the front to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a storage shed and the creation of off road parking.

The proposed storage shed would be set back within the site, located adjacent to the north eastern boundary, where it would sit between the footpath and the flank elevation of the dwelling. The shed would have a rectangular footprint 3.6m in depth by 2.95m in width. It would have a pitched roof which would, due to the gradient of the ground, vary in height between 2.85m and 3m. The roof would be covered with concrete roof tiles to match the roof of the existing dwelling and the external elevations would be finished with cement render. The shed would feature a colour coated metal roller shutter door in its front elevation.

In terms of the off-road parking area, it is proposed to remove the front boundary fence and create a tarmac driveway accessed off the highway to the west and adjacent to the northern side of the dwelling. The land would be reprofiled to create a sloping surface from the highway.

PLANNING HISTORY

The recent planning history is detail below:

P/23/0078 Storage shed and creation of off road parking
Refused planning permission on 18th May 2023 for the following reason:

“The shed by virtue of its prominent siting along the front boundary and poor design would represent an unsympathetic and incongruous feature which would harm the character of the dwelling and the visual amenities of the wider streetscene. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil Borough Council Replacement Local Development Plan”.

CONSULTATION

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

Engineering & Traffic Group Leader No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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 11, February 2021)

Local Planning Policies

Policies SW11: Sustainable design and place making and CW1: Historic Environment 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 proposed shed would be sited back within the side between the flank elevation of the dwelling and the footpath to the side. It would therefore not be overly prominent from the front streetscene. It is recognised that it would be orientated with its length along this footpath and thus would be more apparent from this perspective. However, it is generally deemed to be of a suitable design and relatively modest in size. As such, it is not considered that it would result in a visual impact which would be sufficiently harmful as to warrant the refusal of the application on the grounds of impinging on the character and visual amenities of the dwelling itself or the area in general. As such it would not be deemed contrary to Policy SW11 of the LDP. In addition, no concerns are raised with respect to the visual impact of the hardstanding.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect the creation of the off-road car parking would have little impact. The shed would be positioned to the north of the site, separated from the neighbouring dwelling known as 77 Penlan View by a footpath. Whilst it would be in close proximity to the boundary of this dwelling, given its relatively modest height and the separation between the properties, it would not result in an overbearing impact or create any harmful overshadowing or loss of light to this dwelling. Having regard to this and noting that no objections were received following the publicity exercise, the proposal is deemed to be acceptable in terms of residential amenity.

The application would result in the creation of off-street parking provision to serve a dwelling which does not currently benefit from any. Whilst it is recognised that access / egress from the hardstanding would require vehicular reversing manoeuvres, the Head of Engineering and Highways considers this to be satisfactory. Accordingly, no objection has been received and the application is found to be acceptable in terms of parking and highway 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: Proposed Elevations Rev D. (Resubmission), Amended Plan
Received on 2 October 2023.

Drawing Title: Proposed Block Plan Rev D. (Resubmission), Amended Plan
Received on 2 October 2023.

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

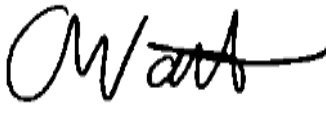
INFORMATIVES

1. If a drop kerb is required, an application form to obtain permission for this aspect of the development can be obtained from the highways department;

Website : <https://www.merthyr.gov.uk/resident/parking-roads-and-travel/roads-footways-and-pavements/dropped-kerb/>

Email : Highways.CustomerCare@merthyr.gov.uk Tel no : 01685 727470 or 725000

RECOMMENDATION ENDORSED

p.p. 

Director of Neighbourhood Services

DATE: 3/10/2023