

DELEGATED REPORT

Application No: P/24/0061

Site Address: 8 Miles Street
Merthyr Tydfil
CF47 8TB

Development: Erection of garage

Case Officer: Nia Chard

Application Expiry Date: 10th May 2024

Consultation reply date expired: 10th April 2024

APPLICATION SITE

The site is located within the settlement boundary and relates to a parcel of land adjacent to 8 miles Street. The land is currently used as a car parking area for 8 Miles Street and is bounded by hardstanding to the north west, a highway to the front and undeveloped land to the rear.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a garage. The garage would be erected on an existing hardstanding and would measure 4.5m wide, a maximum of 6.3m deep and would have a maximum ridge height of 4m. The garage would incorporate a roller shutter door to its front elevation and a side door and window which would give access into the side garden of 8 Miles Street. The garage shed would be finished with rough case render would have a tiled roof to match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history.

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 and a site notice was displayed.

One letter of objection was received following this publicity exercise. The main points raised within the letter are summarised below:

- There are electrical power telegraph pole and its cable anchor for the entire Pleasant View Terrace is on the land where the garage is proposed and there is public access to sewerage chamber at 8 Miles Street
- The existing plans are bigger than the actual land available for building the garage
- The existing plan disregards elevation of the land
- There is known Japanese Knotweed issues in the locality
- The height of the garage would block significant natural light to and visibility of the adjacent hardstanding
- The drainage for the garage is unclear

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 12 (February 2024) 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

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The area, to which this application relates, accommodates garage buildings and parking bays. Accordingly, it is considered that the introduction of a new garage would be consistent with the existing situation. Furthermore, the proposed garage has been designed with a pitched roof which would be considered acceptable. Moreover, it is

proposed to use the same finishes as the existing garages. In view of this, it is not considered that the proposed scheme would adversely impact on the character or visual amenities of the area.

Regard has also been had to the impact of the proposed scheme on the amenities of the surrounding residents. In this respect it is not considered that the garage would have any significant impact. As highlighted by the submitted plans, the garage would be erected next to an existing hardstanding which is used for parking. As such, the garage would not result in an overbearing form of development, nor would it cause any significant loss of light or privacy. The development therefore complies with LDP Policy SW11.

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 provided, which would provide additional habitats in the local area, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

Response to representations

As noted in the publicity section of this report, one letter of objection were received in response to the proposed development. The matters relating residential amenity, has been addressed above. In response to the other points raised the following comments are made:

- The telegraph pole to the side of the entrance of the proposed garage has been marked on the submitted plans and would not need to be moved in order to gain access into the garage. If the developer causes any damage to the pole or its position did need to be moved, this would be a matter to be addressed by the service provider
- The submitted plans indicate the footprint of the garage would be constructed on the existing hardstanding. A condition has been included that seeks details of the retaining works should it be required
- If a public sewer is crossing the site, any works within close proximity of it would normally require consent from Welsh Water.
- There is no evidence of knotweed on the application site

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;

Site Location Plan, Received 15.3.2024

Proposed Elevations, Block plans and Floor Plans, Drawing No. Miles 8 01C, Received 15.3.2024

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **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



Director of Neighbourhood Services

DATE: 08.05.2024