

DELEGATED REPORT

Application No:	P/20/0137
Site Address:	Brynyderw Oakland Street Bedlinog Treharris CF46 6TE
Development:	Retention of fencing
Case Officer:	Caroline Pulley
Site Visit:	16th July 2020
Application Expiry Date:	31st August 2020
Consultation reply date expired:	17th August 2020

APPLICATION SITE

The application relates to a detached dwelling located on the edge of the main residential area of Bedlinog. The property is bound by a highway to the front, a lane to one side and to the rear, and undeveloped land to the other side. The profile of the site slopes steeply downwards from the rear to the front.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission to retain a timber fence that has been erected along the front (south-western) and side (south-eastern) boundary of the property. The front boundary fence has been set back behind a stone retaining wall. It measures 21m in length and 2.4m in height. The side fence measures 5m in length and varies between 2.4m and 0.7m in height.

PLANNING HISTORY

P/18/0313	-	First floor rear extension Approved – 02.11.2018
P/16/0241	-	Erection of 3 storey side extension to accommodate Granny annexe (Renewal of planning permission P/11/0245) Approved – 14.09.16
P/11/0245	-	Renewal of planning permission P/06/0486 - Erection of 3 storey side extension to accommodate 'Granny' annexe

Approved – 19.10.11

- | | | |
|-----------|---|--|
| P/06/0486 | - | Erection of granny annex side extension
Approved – 28.11.06 |
| P/04/0482 | - | 1 dwelling (outline)
Refused – 26.10.04 |

CONSULTATION

Bedlinog Community Council: No response.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, site notices were displayed within the vicinity of the site

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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 TANs to this application are 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 key considerations with regard to the application are considered to be the impact of the proposal upon neighbouring residential amenity and the visual appearance of the development, and its impact on the character and appearance of the existing dwelling and wider locality.

In terms of visual impact, the fence is prominent from a number of public vantage points. Although it is set back behind a stone retaining wall, due to its location adjacent to the main highway, its expanse along the front boundary, and its close-boarded design, it has quite a dominating effect on the street scene. The fence is particularly noticeable on the approach to the site when travelling into the village of Bedlinog in a northerly direction along the highway. While this is a concern, the dwelling is located within a standalone plot. The landscaping to the side of the property and the vegetation growing to the front of the fence helps to soften the effect of the large expanse of fencing at this location. It should also be noted that the fence appears to be well constructed and because of its recent construction, the materials currently appear fresh but will weather in appearance over time. Therefore, taking these factors into account, it is considered on balance, the scheme does not cause material harm to the character and appearance of the dwelling or the wider locality.

In terms of residential amenity, the application property stands alone in a distinctive plot that is bound by highways and areas of undeveloped land. The nearest properties are located on Oakland Street and are separated from the application property by a distance of over 30m. Taking this into account, the fence does not have any adverse impact upon neighbouring amenity. It should also be noted that the fence does not cause any adverse effect on highway safety as it follows the line of the existing wall, leaving the adopted highway and pavement free of obstruction.

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

CONDITIONS:

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

Elevations and Section drawing received on 06.07.2020
Block plan received on 06.07.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

20/8/20