

DELEGATED REPORT

Application No: P/21/0372

Site Address: 2 Melrose Houses
Cardiff Road
Troedyrhiw
Merthyr Tydfil
CF48 4LQ

Development: Demolish existing garage to the rear and construct new larger garage

Case Officer: Nia Chard

Application Expiry Date: 21st December 2021

Consultation reply date expired: 14th February 2022

APPLICATION SITE

This application relates to a semi-detached dwelling located within the settlement boundary. The site is bound by a highway to the front and to the rear and other dwellings on either side. The profile of the rear garden is sloping so that the rear highway occupies a higher level than the dwelling itself.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish the existing garage and construct a larger detached garage within the rear garden of the property.

The proposed garage would be set in from the edge of the rear highway by approximately 0.6 metres. It would be 9 metres in depth 4.8 metres in width and would have a pitched roof with an eaves height of 2.2 metres and a ridge height of 3.4 metres. The garage would feature a galvanised roller shutter door to its front elevation (facing the rear highway) and upvc doors in its rear elevation (facing into the garden). The walls of the garage would have a rendered finish and the roof tiles would match the existing dwelling.

PLANNING HISTORY

There is no relevant planning history which need to be taken into consideration when determining this application.

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 within the vicinity of the site. One letter of representation was received following this publicity exercise. The concerns raised were as following –

- The length of the garage at 12m instead of 6.7m will create a corridor effect.
- With a pitched roof, if the garage is built on the boundary the guttering will overhang my property.
- If the garage is built as the boundary the foundations would be on my land.
- More than 50% of the garden will be covered by structures.

Following receipt of this objection, concerns were raised with the applicant and the plans were subsequently amended to reduce the length of the garage from 11 metres to 9 metres and the garage has been moved away from the boundary to overcome the issues. A further publicity exercise was then undertaken and no further representations were received.

Local Ward Members were advised of the objection received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer Planning and Neighbourhood Services.

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:

PLANNING CONSIDERATIONS

The proposed garage would be sited to the rear of a semi-detached dwelling and accessed off a rear highway. There are already several examples of garages within the rear street scene which differ in terms of their scale and appearance and thus within this context it is not considered that the proposed garage would appear incongruous. The scale and design of the garage is also deemed acceptable. As such, the proposal would not be detrimental to the character of the property itself or indeed the character and visual amenities of the immediate area and would comply with LDP Policy SW11.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect it is noted that the application site is bound by dwellings on either side and the proposed garage would be set off the boundary of both dwellings by approximately 0.4 metres. The garage would be erected alongside existing garages belonging to both neighbouring properties known as 1 Melrose Houses and 3 Melrose Houses. As such, despite being larger than the garage it would replace it would not have an overbearing impact or lead to any significantly loss of light or overshadowing. It is considered that the other concerns raised by the objector have been overcome as result of the submitted amendments. Having considered the above 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:

Location Plan Received 26.10.2021

Existing Plans and Elevations, Drawing No. MR-01 Received 14.1.2022

Existing and proposed Site plans and Sections, Drawing No. MR-02

Received 14.1.2022

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:

16/2/22