

DELEGATED REPORT

Application No:	P/22/0057
Site Address:	Swan Villa 50 Swansea Road Swansea Road Merthyr Tydfil CF48 1HR
Development:	Erection of single storey holiday accommodation with integrated bike store
Case Officer:	Rebecca Owens
Site Visit:	15th March 2022
Application Expiry Date:	3rd May 2022
Consultation reply date expired:	27th April 2022

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bound by a funeral directors (to the north), other dwellings (to the north and east), a footpath (to the west) and a highway (to the south).

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey unit of holiday accommodation with an integrated bike store. This would be positioned to the east of the site on land which would appear to be a private amenity area laid to lawn and containing a children's climbing frame/play equipment. The accommodation would be accessed via the existing vehicular access gates from Old Winchfawr Road with parking provided for users of the holiday accommodation (two parking spaces) on the existing hardstanding immediately within these gates.

The building would have an almost rectangular footprint with a maximum width of 9m and a maximum depth of 4.4m and would have a mono-pitched roof with a maximum height of 2.5m and eaves height of 2.2m. The front elevation would feature a single door providing access into the shed/bicycle store and bi-folding doors providing access into the main holiday accommodation. This would comprise of an open plan bedroom, living and kitchen area and shower room with W.C. The roof would be covered with a rubber roof membrane and the external elevations would be finished with horizontal timber cladding.

PLANNING HISTORY

The recent planning history relating to this site is summarised below:

- P/19/0168 First floor side extension, single storey side extension, front porch, chimney and other external alterations
Granted planning permission subject to conditions on 6 August 2019
- P/10/0370 Renewal of planning consent P/07/0594 (erection of house and garage)
Granted outline planning permission subject to conditions on 10 February 2011
- P/07/0594 Erection of house and garage
Granted outline planning permission subject to conditions on 28 January 2008
- P/05/0043 New dwelling and garage (inc. revised car parking layout)
Granted planning permission subject to conditions on 19 May 2005

CONSULTATION

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

Head of Engineering	No objection
Planning Division's Policy Group Leader	No objection
Planning Division's Ecologist	No objection
Environmental Health Manager	No response
Dwr Cymru Welsh Water	No objection subject to condition

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and two site notices were displayed within the vicinity of the site.

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

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4: Settlement boundaries
- SW11: Sustainable design and Placemaking
- SW12: Improving the Transport Network
- CW1: Historic Environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW4: Environmental Protection
- EcW7: Tourism, Leisure and Recreation Development

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Note:

- Note 4, Sustainable Design

PLANNING CONSIDERATIONS

Principle

The site is located within a residential area and lies within the Primary Growth Area of the settlement boundary (Policy SW4) as such the development is considered to be acceptable in principle, subject to the proposal, being compatible with other relevant planning policies and material considerations.

Policy EcW7 relates to tourism, leisure and recreation development. This states that within settlement boundaries development of this nature is generally supported, where they satisfy the Local Development Plans other policies.

Character and visual amenity

The application site is located in an area where there are dwellings of various scales, designs and materials and as such, there is no distinctive character in this respect. However, as the holiday accommodation would be erected within the curtilage of an existing dwelling known as Swan Villa, it would relate most closely to this property. The existing dwelling is a large, detached, two storey brickwork property fronting onto Old Winchfawr. Conversely, the proposed holiday accommodation would be a modest, single storey structure, with a shallow mono-pitched roof and finished in timber cladding. As such, it would have no resemblance to Swan Villa. However, it would have the scale and appearance of a typical outbuilding found within the curtilage of a residential property and would consequently not appear incongruous. Its modest design and proportions would also allow it to be a discrete addition which would not significantly impact on the wider streetscene. Indeed it is noted that an outbuilding of similar proportions could be erected without the need for planning permission under permitted development rights.

For these reasons, and when considered an ancillary structure which would operate in conjunction with the existing dwelling, the proposal is deemed to be acceptable in terms of its scale and appearance and its impact on the character of the dwelling itself and wider area, which it is noted falls within Urban Character Area 9: West Merthyr, including Heolgerrig and Gellideg. On this basis the proposal is considered to be acceptable and in accord with Policies SW11 and CW1 of the LDP.

Residential amenity

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 structure would be erected in the eastern side of the site, in close proximity to the dwellings which bound this part of the site, namely 45 and 46 Swansea Road, which are also at a lower level. Whilst the holiday unit would be at its closest approximately 0.8m to the boundary with 45 Swansea Road and approximately 1.7m to the boundary with 46 Swansea Road, given its modest size and height (of between 2.2 and 2.5m) it is not considered that it would have an overbearing impact or result in any harmful overshadowing. Indeed, it is noted that an outbuilding could be erected under permitted development rights, within 2m of the boundary, providing it did not exceed a height of 2.5m. In addition, it is noted that the only glazing would be comprised in the doorway within the western elevation, which would not allow for any harmful views to these neighbouring properties. However, this doorway would face directly towards the flank elevation of the existing dwelling on the site (Swan Villa) which also features glazed French doors. However, there would be distance of over 20m between the properties and if acceptable in other respects, the holiday accommodation could be conditioned so it is only used in conjunction with the existing property. As such, the impact is deemed to be acceptable.

The proposed holiday accommodation may result in some additional noise and disturbance caused by the comings and goings of guests and their activities. In addition, it is recognised that people behave differently when on holiday. However, the proposed use of the building would be fundamentally residential in a nature and given its modest size would only be able to accommodate a limited number of guests. Therefore, it should not generate noise and disturbance significantly greater than that of a dwelling. In addition, it is noted that the only openings would be located within the western elevation and thus noise would to an extent be directed away from those dwellings in the closest proximity, which adjoin the site to the north and east. Nevertheless, it is considered pertinent to impose a condition which ensures the unit is used in conjunction with the existing dwelling in order to retain some control over the activities at the site.

Thus having regard to the above and with the lack of any representations following the publicity exercise the proposal is found to be acceptable in terms of its impact on residential amenity and therefore in accord with Policy SW11 of the LDP.

Parking and highway safety

The dwelling currently has off street parking for two vehicles located in the south western corner of the site. In addition to this, there is gated vehicular access off the adjacent highway, behind which lies a hard standing area able to accommodate a further two vehicles. It is proposed that these spaces would be allocated for users of the holiday accommodation with two spaces remaining for the residents of the dwelling. In addition, it is noted that the site is served by public transport with bus stops located within walking distance and the proposal includes an integrated bike storage area. As such, there is potential for uses of the accommodation to be less reliant on private cars.

It is noted that the Head of Engineering has not raised any objections to the application highway safety grounds and is satisfied that any additional parking demands can be met using the existing parking provisions on site. Whilst he has highlighted that the proposal would result in vehicular reversing movements onto or from the adjacent highway, it is

noted that this is already the case and thus there would be no change in this respect. As such the proposal is found to be acceptable in terms of parking and highway safety.

Ecology

The Ecologist has noted that the land on which the holiday accommodation is proposed is highly managed grassland and as such no ecological survey works are deemed necessary and no objections to the proposal on ecological grounds are made. In addition, some enhancements have been included with the application in the form of a wildflower area within the garden and a bird box on the southern elevation of the structure.

Conclusion

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:

003 - Swanvilla - Proposed development, Block Plan Rev A, Amended Plan
Received on 13 April 2022

Proposed holiday accommodation, BUD-DWG-01, Rev B, Amended Plan received
on 13 April 2022

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

3. The holiday accommodation hereby approved shall only be used in conjunction with the dwelling known as Swan Villa, 50 Swansea Road, Swansea Road.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

5. All planting and seeding for the area identified as a wildflower area on drawing number 003 - Swanvilla - Proposed Development, Block Plan Rev A, shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, using EM1 - Basic general purpose meadow mixture (<https://wildseed.co.uk/mixtures/view/2>); and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **Prior to works commencing on site** detail of the single bird box on the southern elevation of the building, including the specification and exact siting, shall be submitted to and approved in writing by the Local Planning Authority. The bird box shall be erected before the development, hereby approved, is brought into beneficial use and shall be retained in perpetuity thereafter.

Reason - To protect biodiversity in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com
2. The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact Dwr Cymru Welsh Water new connections team on 0800 917 2652 for further information on water and sewerage connections. The applicant is also advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. Under the Water

Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

13/4/22