

DELEGATED REPORT

Application No:	P/23/0038
Site Address:	100 The Hollies Quakers Yard Treharris CF46 5PP
Development:	Detached garage and alterations to existing conservatory
Case Officer:	Rebecca Owens
Site Visit:	21st February 2023
Application Expiry Date:	12th April 2023
Consultation reply date expired:	15th March 2023

APPLICATION SITE

The application relates to a semi-detached dwelling located in a mainly residential area. The site is bound by a highway to the front, other dwellings on either side and undeveloped, vegetated land to the rear which is designated as an open space.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a detached garage and for alterations to the existing conservatory.

The proposed garage would be sited behind the rear elevation of the dwelling adjacent to the north eastern side boundary. It would be accessed via the existing driveway which would be extended to reach the front elevation proposed garage and this would match the existing driveway. The proposed garage would be 3.2m in width by 6.3m in depth and would have a pitched roof with a ridge height of 3.95m. The garage would feature a roller shutter door in its front elevation and a window and door in its south western side elevation. The roof of the garage would be covered with a grey concrete tiled roof, the front elevation would be finished with facing brickwork and the remaining elevations would be finished with painted smooth render.

The existing conservatory has elevations which comprise of brickwork dwarf walls with glazing above and a glazed mono-pitched roof. It is proposed to retain the dwarf walls (and thus retain the existing footprint) but replace the existing glazed upper part of the walls with a timber frame that would feature smaller windows and French doors and an external finish of woodgrain cladding. The roof would also be altered to a concrete tiled pitched roof with a ridge height of 3.56m.

PLANNING HISTORY

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

CONSULTATION

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

Head of Engineering and Highways No objection

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

Policy SW11: Sustainable design and place making 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 garage is considered to be of an acceptable design and scale and given that it would be sited behind the rear elevation of the dwelling and over 20m back from the front boundary, it would not have a significant impact on the wider street scene. Similarly, the alterations to the existing conservatory are deemed to be visually acceptable and sympathetic to the dwelling. However, it is noted that whilst the general material finishes have been indicated the exact details of these have not been specified and as such it is recommended that a condition relating to the external; finishes is included in any permission issued not ensure these are appropriate and in keeping. With inclusion of this, the proposal would not harm the character or visual amenities of the dwelling itself or indeed the area in general and as such would accord with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of neighbouring residents. In this respect it is noted that the proposed garage would be erected in close proximity to the north eastern boundary which is shared with 101 The Hollies. However, this neighbouring property already has a garage and outbuilding built along this boundary line. As such, no concern is raised with respect to the proposed garage having an overbearing impact or creating any loss of light or overshadowing. With regard to the alterations to the conservatory, whilst it is recognised that the overall height of the roof would increase, the eaves would only be slightly higher than the existing structure. Thus given that the siting and footprint would remain the same, it is not considered that the proposals would have a significantly greater impact on the occupants of 99 The Hollies in terms of overbearing impact, loss of light or overshadowing. Similarly, whilst it is recognised that there would be a window in the south western facing elevation which looks directly towards this neighbouring property, this would be smaller than the glazing which it would replace and as such there would be no additional impact. Thus having regard to the above considerations and noting that no representations were received following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and as such would comply with Policy SW11 of the LDP.

Access to the proposed garage would be via the existing driveway and as such there would be no change required to the existing vehicular access arrangement. In addition, the proposal would increase the off-street parking provision of the dwelling. Accordingly, there would be no adverse impact on parking or highway safety and the Head of Engineering and Highways has therefore not objected to the application.

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:

Drawing Title: Proposed block plan, Drawing Number: 102, Rev. A, Received on 15 February 2023

Drawing Title: Proposed garage, Drawing Number: 201, Received on 15 February 2023

Drawing Title: Conservatory alterations, Drawing Number: 302, Received on 15 February 2023

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

3. Prior to works commencing on the conservatory and the construction of the garage hereby approved, details/samples of the materials to be used in the construction of the external surfaces of the altered conservatory and garage shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

3. 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.

4. 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



Director of Neighbourhood Services

DATE:

17/3/23