

DELEGATED REPORT

Application No: P/22/0114

Site Address: Golf House
Cloth Hall Lane
Cefn Coed
Merthyr Tydfil
CF48 2NT

Development: Conversion of garage to habitable room

Case Officer: Nia Chard

Application Expiry Date: 12th July 2022

Consultation reply date expired: 14th June 2022

APPLICATION SITE

The application site relates to a detached dwelling located on Cloth Hall Lane in Cefn Coed situated within the settlement of Cefn Coed. It is bounded by Merthyr Tydfil golf course clubhouse to the west, dwelling to the south, undeveloped land to the east and a car park to the north.

PROPOSED DEVELOPMENT

Full planning permission is sought to convert an existing integral garage into living accommodation. This would involve the removal of the garage door and insertion of two windows. The area to the sides and below the windows would be blocked up to match the existing dwelling. Two new windows are also proposed on the west elevation of the dwelling.

PLANNING HISTORY

52890124 Single storey rear and side extension - Granted subject to condition 17th April 1989

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 site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

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:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Supplementary Planning Guidance (SPG) Note No. 6 – Householder Design

PLANNING CONSIDERATIONS

It is noted that a garage conversion as proposed would normally constitute permitted development. However, the planning permission for the erection of the garage included a condition which removed these rights and thus necessitates the submission of a planning application for such works.

The garage conversion as proposed would result in the existing garage door being replaced with a two windows. It is not considered that this addition would harm the character of the dwelling or visual amenities of the area. The proposal is therefore found to be in compliance with Policy SW11.

Regard has also been had for the impact of the proposal on residential amenities of the surrounding residents. In this respect it is not considered that the proposal would not have any significant impact. The proposed use of the garage following conversion would remain

residential and it is noted that no representations were received following the public exercise.

The garage subject to this application provides the only off-street car parking space to the property. However, the existing garage entrance only has a width of 2.2m and therefore is unlikely to be used to park vehicles. It was noted during the site that a parking was available outside and opposite of the property, as such alternative parking is available close to the property.

The proposed garage conversion would therefore be acceptable form of development which would comply with LDP Policies SW4 and SW11.

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:

Proposed Floor Plans, Drawing No. GH-03, Received 18 May 2022
Proposed Elevations, Drawing No. GH-04, Received 18 May 2022
Proposed Site Plan, Drawing No. GH-06, Received 18 May 2022
Site Location Plan, Received 18 May 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

28/6/22