

DELEGATED REPORT

Application No: P/21/0002

Site Address: 10 Cwrt Bevan
Merthyr Tydfil
CF47 0AQ

Development: Garage conversion

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 1st March 2021

Consultation reply date expired: 27th January 2021

APPLICATION SITE

The application site relates to a detached dwelling, 10 Cwrt Bevan, at the former Mardy Hospital site just off Milbourne Terrace. The dwelling is located within a cul-de-sac with 4 other properties, accessed off the main road through the estate.

The site lies within the settlement boundary - Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to convert the existing garage into living accommodation - study. This would involve replacing the garage opening with a new bay window and erecting a brick wall, both of which would match the existing fenestration and elevation finishes of the dwelling.

PLANNING HISTORY

The Council's records do not show any other relevant planning history for this site.

CONSULTATION

No consultations were undertaken as part of this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to nearby occupiers. No letters of representation have been received as a result of this publicity exercise.

POLICY CONTEXT

The following Policies of the Merthyr Tydfil LDP 2006-2021 are relevant to the consideration of this application:

SW4 – Settlement Boundaries

SW11 – Sustainable Design and Place Making

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed garage conversion would be acceptable with regards to its impact upon the character and appearance of the dwelling, residential amenity and parking and highway safety.

The proposed conversion would have a minor impact upon the appearance of the dwelling. The existing garage door would be replaced by a large window which would match the scale and design of the other existing front bay window on the dwelling. As such, the proposal would not appear detrimental to the character of the property or appearance of the street scene. It is also noted that a nearby property has also recently had planning permission for a garage conversion.

In addition, the proposed window, due to its siting, at ground floor and on the dwelling's primary elevation, as well as its relationship with nearby properties, would not be considered to have a detrimental impact upon the private amenities of nearby occupiers.

Finally, although it is noted that proposal would result in the loss of one parking space, the dwelling would still be served by 2 vehicular parking spaces to the front of the dwelling. This would be considered acceptable for a dwelling of this scale.

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

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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 **CONDITION:**

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 no: 10.01A, received: 16th January 2021.

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

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

16/2/21