

DELEGATED REPORT

Application No: P/21/0400

Site Address: Cylch Meithyn Flying Start (Carmel Chapel)
Old Winch Fawr Road
Swansea Road
Merthyr Tydfil

Development: New canopy

Case Officer: Rebecca Owens

Site Visit: 13th December 2021

Application Expiry Date: 20th January 2022

Consultation reply date expired: 3rd January 2022

APPLICATION SITE

The application relates to a detached property providing a childcare facility. The site is located in a mainly residential area and is within the settlement boundary. It is bound by vegetated land to the rear, a highway to the front and residential properties on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a canopy off the rear elevation of the property. The canopy would comprise of powder coated steelwork in a red colour and UV Opaque multiwall roof cladding. The proposed canopy would be 5m in depth by 6m in width and would have a mono-pitched roof sloping down towards the rear elevation. This would be a maximum height of 2.78m and a minimum height of 2.28m.

PLANNING HISTORY

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

CONSULTATION

No consultation exercise was considered necessary in this instance.

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.~~

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:**

CONDITIONS/REASONS:

1. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Existing and Proposed Side Elevations, Drawing Number: 01(P),
Received on 25 November 2021

Drawing Title: Existing and Proposed rear Elevations, Drawing Number: 02(P),
Received on 25 November 2021

Drawing Title: Proposed Site Plan, Drawing Number: 04(P), Received on 25
November 2021

Drawing Title: Proposed Canopy, Drawing Number: 05(P), Received on 25
November 2021

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

2. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE: 04/01/22