

DELEGATED REPORT

Application No:	P/21/0054
Site Address:	66 Rhydfach Pentrebach Merthyr Tydfil CF48 4DJ
Development:	Erect detached garage to the rear
Case Officer:	Marlene Ferreira
Site Visit:	9 Th March 2021
Application Expiry Date:	19th April 2021
Consultation reply date expired:	22nd March 2021

APPLICATION SITE

The application site relates to an end of terrace dwelling, 66 Rhydfach, located in the area of Pentrebach. The property lies adjacent to a no-through road and is accessed off an adopted footway, which runs along the front and rear of the property. It benefits from a rear flat roof projection (which appears to be an original part of the properties along this street). It is served by a small enclosed front garden area. The side and rear garden are also enclosed by a 2 metre (approx.) high fence. The levels on-site slope down from the rear (northeast) to the front (southeast) of the property and from the east to the west, thus, the rear garden is provided over two levels, the lower patio level and the upper grassed level. The property is not served by on-site parking.

The dwelling lies in a street of similar scale terraced dwellings, which benefit from enclosed front and rear gardens accessed off an adopted footway. A large private parking area lies to the rear of the application dwelling and other neighbouring properties along this street.

The application site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan 2006-2021.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the rear of the property. Part of the existing 2 metre (approx.) high fence enclosing the side and rear boundaries of the rear patio/garden would be removed to accommodate the proposed garage. The access and associated steps providing access from the rear garden/patio to the rear of the property would be moved further to the east.

The pitched roof garage would measure 3.5 metres wide, 6.2 metres deep and 3.3 metres in height (4.7 metres in height when measured from the rear patio level). It would be located to the west side of the rear garden and would front the adjoining highway. It would be finished with concrete roof tiles, rendered elevations and a roller shutter door.

PLANNING HISTORY

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

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to nearby occupiers and a site notice was displayed within the vicinity of the site. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed garage would be acceptable with regards to its impact upon the character and appearance of the property and wider area. The impact upon residential amenity and highway safety are also primary considerations.

Character and Appearance

The proposed garage would be a prominent addition to the property, given its siting immediately adjacent to the highway. However, the proposed garage would only measure 3.3 metres in height and as such would only be 1.3 metres (approx.) higher than the existing fence enclosing this part of the site. Even at 4.7 metres in height when viewed from within the rear garden of the application dwelling, it would still not be deemed

excessive. Furthermore, this additional height would be largely screened when viewing the dwelling within the street scene. Thus, its height combined with its overall scale would be considered a proportionate development which would not dominate the existing dwelling. Furthermore, it would be finished in materials that would match those of the existing property. The proposal would therefore amount to an acceptable form of development which would not be considered to detract from the character or appearance of the dwelling and would therefore accord with LDP Policy SW11.

Residential Amenity

The proposed garage has been considered in respect of its impact upon nearby occupiers. It is noted that 65 Rhydfach adjoins the application dwelling to the east and is the property most likely to be impacted by this proposed. The proposal however would be located 2.8 metres from the dividing boundary with this neighbouring property. Furthermore, it would not exceed 4.7 metres in height (at its highest point). As such, its height combined with its distance from the dividing boundary would ensure that the proposal does not have a significant overbearing or loss of light impact upon these neighbouring occupiers. The proposed garage would not be served by any side or rear windows and as such would not cause any loss of privacy to the amenities of this neighbouring occupier. It should also be noted that no letters of objection have been received as a result of this proposal. The proposal would therefore comply with LDP Policy SW11.

Parking and Highway Safety

In respect of parking provision and highway safety, the existing property, which is currently not served by any on-site parking, would now be served by a garage. It would therefore provide on-site parking facilities, with adequate on-site parking facilities and visibility, for one vehicle. The proposal would therefore comply with LDP Policies SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Existing and Proposed Site Layout, received: 12th April 2021

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

INFORMATIVES

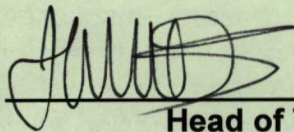
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

15/4/21