

DELEGATED REPORT

Application No:	P/23/0041
Site Address:	2 Melrose Houses Cardiff Road Troedyrhiw Merthyr Tydfil CF48 4LQ
Development:	Demolish existing garage and construct new garage with flat roof
Case Officer:	Rebecca Owens
Site Visit:	21st February 2023
Application Expiry Date:	21st April 2023
Consultation reply date expired:	20th March 2023

APPLICATION SITE

This application relates to a semi-detached dwelling located within the settlement boundary. The site is bound by a highway to the front and to the rear and other dwellings on either side. The profile of the rear garden is sloping so that the rear highway occupies a higher level than the dwelling itself.

PROPOSED DEVELOPMENT

Full planning permission is sought to demolish the existing garage and construct a new garage. The proposed garage would be set back off the rear lane by 0.6m and would be 6.5m in depth by 4.2m in width. It would have a mono-pitched roof with the front elevation having a height of 2.786m and due to the profile of the site the rear elevation having a height of 3.32m. The garage would feature a galvanised powder coated roller shutter door in its front elevation and French doors in its rear elevation (facing into the garden). The roof would comprise of an EPDM rubber finish and the external elevations would be finished with silicone render to match the dwelling.

PLANNING HISTORY

The relevant planning history is detailed below:

P/21/0372 Demolish existing garage to the rear and construct new larger garage
Granted planning permission subject to conditions on 17 February 2022

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.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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

It is noted that planning permission was recently granted for a garage at this site (Planning Ref: P/21/0371). However, the applicant is seeking permission to reduce the depth and width of the garage and alter the roof from a pitched roof to a mono-pitched. Accordingly, this application has been submitted for the amended proposal.

As noted in the previous application, there are already several examples of garages within the rear street scene of the application site which differ in terms of their scale and appearance. Thus within this context, the proposed garage would still be visually acceptable despite the change in scale and roof design. As such, the proposal would not be detrimental to the character of the property itself or indeed the character and visual amenities of the immediate area and would comply with LDP Policy SW11.

Regard has been had for the impact of the proposal on the residential amenities of the neighbouring occupiers and in this respect it is noted that the application site is bound by dwellings on either side. The proposed garage would be just 0.4m from the shared boundary with 1 Melrose Hoses and 1.2m (an additional 0.6m) from the boundary with 3 Melrose House and despite being smaller in terms of its depth and width than the garage previously approved, the change to the roof design would result in a higher eaves height. However, as the garage would be erected alongside existing garages belonging to both neighbouring, despite the eaves being taller, it would still not have an overbearing impact or lead to any significant loss of light or overshadowing. On this basis and noting that no objections have been received following the publicity exercise, the garage is deemed to be acceptable with respect to residential amenity and thus in compliance with Policy SW11 of the LDP

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**:

CONDITIONS/REASONS:

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: Existing & Proposed Plans & Sections, Drawing Number: MR-02a Rev. A, Received on 24 February 2023.

Drawing Title: Proposed Plans & Elevations, Drawing Number: MR-03a Rev. A, Received on 24 February 2023.

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.

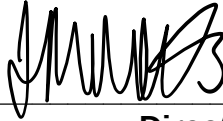
2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

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:

24/3/23