

DELEGATED REPORT

Application No: P/20/0009

Site Address: 39 Cottrell Street
Aberfan
Merthyr Tydfil
CF48 4QU

Development: Rear garage

Case Officer: Rebecca Owens

Site Visit: 21st January 2020

Application Expiry Date: 11th March 2020

Consultation reply date expired: 6th February 2020

APPLICATION SITE

The application relates to a mid-terrace dwelling located in a mainly residential area. The site is bounded by a highway to the front, lane to the rear and other dwellings on either side. The profile of the site is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a rear garage. This would be sited adjacent to the rear boundary line and accessed from the rear lane. It would be 4.5m in width by 6.5m in depth and would have a mono-pitched roof with a maximum height of 3.05m. It would feature a garage door in its eastern elevation and a door in its western elevation. The garage roof would comprise of sheet roofing and the external walls would be finished with render.

PLANNING HISTORY

The relevant planning history is detailed below:

P/16/0178 Erection of two storey rear extension and single storey rear extension
Granted planning permission subject to conditions on 18 July 2016

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering & Traffic Group Leader No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

Policies SW11: Sustainable design and place making of the Merthyr Tydfil Replacement Local Development Plan 2016-2031 are relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Merthyr Tydfil Local Development Plan 2006-2021, Supplementary Planning Guidance Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed garage is considered to be of an acceptable design and scale which would not appear out of place within the rear street scene and which would not harm the character or visual amenities of the dwelling itself or indeed the area in general. As such it complies with Policy SW11 of the LDP and the aforementioned SPG.

Regard has also been had for the impact of the proposal on the residential amenities of the surrounding occupants and in this respect it is noted that the garage would be erected almost hard on the boundaries with the properties to the north and south (40 and 38 Cottrell Street respectively). The proposal would result in built development adjacent to the rear gardens of these dwellings for a length of 6.5m and at a height varying from 3.05m to 2.4m. It is noted that the rear garden areas are relatively modest in size. However, it is not considered that the garage would have an unacceptable overbearing impact and whilst it may result in some overshadowing during parts of the day this would not be to an unacceptable degree. It is also noted that no representations were received following the publicity exercise. As such the scheme is found to accord with Policy SW11 of the LDP.

Finally, it is noted that no objection has been received from the Engineering and Traffic Group Leader and as such the proposal is found to be acceptable in terms of highway safety and 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.

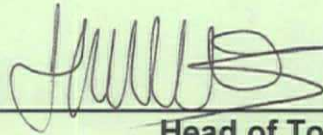
2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Block Plan, Received on 15 January 2020

Drawing Title: Plans, Received on 15 January 2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

14/2/20