

DELEGATED REPORT

Application No: P/21/0178

Site Address: The Yard
Rear Of 1
Windsor Road
Edwardsville
Treharris

Development: Change of use of ground floor garage to habitable room to be used ancillary to first floor flat

Case Officer: Rebecca Owens

Site Visit: 27th May 2021

Application Expiry Date: 14th July 2021

Consultation reply date expired: 17th June 2021

APPLICATION SITE

The application relates to an almost triangular parcel of land containing a building, which comprises private garages at ground floor level, with a residential flat above. The site is located in a mainly residential area and is within the settlement boundary. It is bound by lanes on all sides.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of one of the private ground floor garages into a habitable room, namely a bedroom and bathroom, which would be used ancillary to the first floor flat effectively turning it into a two bedroom residence.

To facilitate the change of use, two existing garage doors would be removed and replaced with two new windows. One of these windows would be large enough to fit the opening of the garage door while the other would be a smaller window with the area around it filled in.

PLANNING HISTORY

The relevant planning history is summarised below:

P/06/0370 Change of use of building to private garages for storage of cars with residential accommodation above
Granted planning permission on 13 September 2006

CONSULTATION

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

Head of Engineering

No objection

Environmental Health Manager

No response

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, four site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

SW4: Settlement Boundaries

SW11: Sustainable Design and Placemaking

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The building subject to this application is already partially residential and is located in a residential area. As such the proposed change of use of one of the existing ground floor garages into living accommodation which would be ancillary to the existing flat would not be out of place or uncharacteristic of the area. In addition, the physical changes to the front elevation are deemed sympathetic in their appearance and in fact would represent an improvement on the existing garage doors, which dominate the ground floor of the property. As such, no concerns are raised with regard to design or visual amenity and the proposal is found to be in accord with Policy SW11 in this respect.

Regard has also been had for the impact of the proposal on residential amenity. The proposed use of the ground floor garage as a habitable room in association with the first

floor flat would result in a residential use, which would not create noise and disturbance which would be in excess of that from the existing flat. Whilst it is recognised that it would provide an additional bedroom, which may increase the number of people residing at the premises it is not considered that the coming and goings from such a small increase would be harmful to any of the local residents. It is recognised that the proposal would also introduce ground floor windows into the north facing elevation but these would look directly across the front yard area. Any views from these windows would therefore be partially screened by the existing boundary wall and gates and as such, there would not be any objectionable overlooking or loss of privacy as a result of the proposal. It is also noted that no representations were received following the publicity exercise. The development therefore complies with Policy SW11 in respect to residential amenity.

It is noted that the proposed would result in the loss of an existing large garage but this garage is private and thus may not necessarily provide parking for the flat. In addition, the proposal would increasing the number of bedrooms for the existing residential unit. However, it is not considered that the increase of one additional bedroom would result in parking issues or impinge on highway safety. In this respect, it is noted that no objections were received from the Head of Engineering.

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: Proposed Ground, Drawing Number: 3 of 4, Received on 19 May 2021

Drawing Title: Proposed Front, Drawing Number: 4 of 4, Received on 19 May 2021

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

3. The materials to be used in the construction of the external surface of the garage conversion shall match those used in the existing building.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

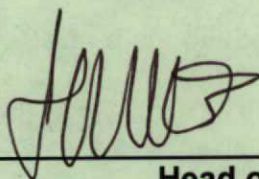
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should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

21/6/21