

DELEGATED REPORT

Application No:	P/23/0152
Site Address:	6 Arthur Street Pentrebach Merthyr Tydfil CF48 4DG
Development:	Front porch, rear garden shed and external alterations
Case Officer:	Rebecca Owens
Site Visit:	3rd July 2023
Application Expiry Date:	4th August 2023
Consultation reply date expired:	5th July 2023

APPLICATION SITE

The application relates to a mid-terraced dwelling located within a mainly residential area in the settlement boundary. The site is bound by a highway to the front, a lane to the rear and other dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for a front porch, rear garden shed and external alterations.

The front porch would be 1.24m in depth by 2.46m in width and would have a hipped roof with a maximum height of 3m. The roof would be covered with concrete tiles and the walls would be finished in render.

The garden shed would be erected at the bottom of the garden with the rear elevation forming the rear boundary. It would be 3m in depth by 6.25m in width and would have a shallow, mono-pitched roof with a maximum height of 2.66m. The roof would comprise of a polymer rubber and the external elevations would be finished with render.

The plans also indicated that an existing first floor window in the main rear elevation of the dwelling would be block up.

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.

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

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

Within the front street scene there are a number of porch additions visible which are of a similar design and scale to the porch which is proposed. As such, the introduction of this feature would not appear incongruous and would not harm the character of the dwelling or indeed the area in general. However, as details of the proposed roof tile have not been provided it is recommended that a condition is included on any permission issued which requires this to match the main roof, thus ensuring that its appearance is sympathetic. Similarly, there are other outbuilding visible within the rear streetscene and the proposed shed is deemed to be of an acceptable design and scale which would not have any detrimental impact on visual amenity. The proposal would therefore be acceptable in this respect and adhere to policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. With respect to the rear garden shed, it is noted that it would be erected in close proximity to the boundaries with the dwellings on either side (known as 5 and 7 Arthur Street). However, given its 3m depth and modest height of 2.66m, it is not considered that it would have an overbearing impact or result in any unacceptable overshadowing or loss of light. Similarly, no concerns are raised in terms of the porch. Thus having regard to the above and noting that no objections were received following the

publicity exercise, the impact on the proposal on residential amenities is deemed to be acceptable and thus the development would accord 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:**

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, Elevations & Sections, Drawing Number: ARTHUR 6 01A, Amended Plan Received on 4 July 2023.

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 surfaces of the porch 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.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

P.P.

DATE: 17.07.2023