

DELEGATED REPORT

Application No:	P/24/0286
Site Address:	4 Quay Row Abercanaid Merthyr Tydfil CF48 1YP
Development:	Construction of outbuilding
Case Officer:	Kate Glover
Site Visit:	8th January 2025
Application Expiry Date:	2nd May 2025
Consultation reply date expired:	29th January 2025

APPLICATION SITE

This application site relates to 4 Quay Row, a Grade II Listed cottage situated within the residential area of Abercanaid. The property was listed in 1975 and was included as one of the best surviving groups of early industrial workers' housing in the region. The reference to "group" refers to the other cottages which comprise Quay Row.

The front garden of the application site is a modest area of land which comprises of grass and a few shrubs. Within the front garden is a mono-pitched, timber shed which was erected on the 26 June 2023 and without planning permission.

Along the principal elevations of the properties is a pedestrian access, and this footpath dissects the cottages from their associated front gardens. The properties and their front gardens form an attractive grouping and contributes to their historical character and nature of the cottages and their setting. Quay Row is viewed from the nearby public highway which runs parallel to the cottages.

It is noted that in some of the front gardens of the neighbouring cottages, sheds/outbuildings of a variety of sizes, designs and materials have been erected. From the council's records it appears that these outbuildings were erected more than 4 years ago, thus becoming immune from enforcement action.

PROPOSED DEVELOPMENT

The application seeks full planning permission to erect an outbuilding to replace the existing outbuilding that has been erected without the benefit of planning permission. The proposed outbuilding would have a pitched roof and would measure approximately 1.98m wide, 3.0m long, 2.0m to eaves level and 2.56m to ridge height. The external elevations would be covered in wood and the roof would be felt. One window would be inserted into the side of the outbuilding which faces the application garden and another in the rear

elevation. The outbuilding would be located in the northeast corner of the front garden and on an area occupied by the unauthorised outbuilding.

PLANNING HISTORY

The relevant planning history is summarised below:

P/21/0129 Replace front windows and internal alterations
Listed Building Consent Granted 03 Sep 2021

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The Future Wales – the National Plan 2040 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 Policy

Planning Policy Wales (Edition 12, February 2024) (PPW).

PPW recognises the importance of protecting the historic environment section 6.1.5 advises “*The planning system must take into account the Welsh Government’s objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations. The historic environment is a finite, non-renewable and shared resource and a vital and integral part of the historical and cultural identity of Wales. It contributes to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life. The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved.*” Section 6.1.7 advises “*It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.*”

Technical Advice Note 24: The Historic Environment (May 2017)

Paragraph 1.25 states '*The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.*'

Local Planning Policies

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

- SW4 Settlement Boundaries
- SW11 Sustainable design and Placemaking
- CW1 Historic Environment

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

This application relates to development in front of the principal elevation of a Grade II listed building located within Quay Row, Abercanaid. The main issue to consider under this application relates to the principle of development, the proposal's character and appearance and visual impact on the setting of the Grade II listed building, impact on the residential amenities of neighbouring properties and ecology.

The proposal would be located within the residential amenity area associated with 4 Quay Row and is within the settlement boundary. The principle of development is acceptable and meets with the requirements of policy SW4.

In respect of the proposed outbuildings character and appearance and its impact on the setting of the Listed Building. The outbuilding is modest in size and scale, and the external materials are appropriate the nature of the proposal and would not result in development that would be *significantly* detrimental to the setting of the listed cottage or the neighbouring cottages. As noted above, plans show that the proposed outbuilding would be located in an area currently occupied by the unauthorised outbuilding. As such the unauthorised would have to be removed to accommodate the proposed smaller outbuilding.

Turning to impact on residential amenities of neighbouring dwellings. The front garden of the property adjoins the boundaries of 5 and 3 Quay Row, which are the neighbouring properties and most likely to be affected by this proposal.

The outbuilding would be positioned approximately 0.6m from the boundary with 5 Quay Row and approximately 3.4m from the boundary with No.4. Due to outbuilding's scale and design neither neighbouring property would suffer any significant loss of light, and the proposal would not result in an overbearing form of development.

In respect of potential impacts caused by overlooking from the windows in the outbuilding, there would be no significant increase caused by the development as the front garden

areas are overlooked by the all the properties along Quay Row and the adjacent public highway.

In relation to ecology, local planning authorities seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated. The proposal raises no significant concerns in this regard given that area of land that the application is situated on is finished in grass and nature/extent of development proposed. The development would have minimal impact upon green infrastructure or biodiversity interests and would not have any significant impact upon climate change. Given the nature of the proposal and the limited impact on the environment, ecological enhancements have not been sought in this instance.

Conclusion

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.

Having regard to the policy context above, the proposal is considered to be acceptable and 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:

Drawing Title: Shed Plan, Received on 6 March 2025.

Drawing Title: 'Block Plan', Received on 6 March 2025.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

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DATE: 11.04.2025