

DELEGATED REPORT

Application No: P/21/0315

Site Address: 26 Calluna Close
Dowlais
Merthyr Tydfil
CF48 3HF

Development: Convert existing garage and construct new detached garage

Case Officer: Marlene Ferreira

Site Visit:

Application Expiry Date: 29th October 2021

Consultation reply date expired: 30th September 2021

APPLICATION SITE

The application site relates to a two-storey detached dwelling, 26 Calluna Close, located in the area of Dowlais. The two storey property is accessed off a private driveway with 3 other properties and is the last property at the end of the cul-de-sac. It is served by a private rear garden area to the west with side external access from the front of the property. On-site parking is also provided, by means of two parking spaces to the east (at the front of the dwelling) and a third parking space within the attached garage.

The property lies in a small close of detached dwellings of a similar scale and design, all of which also benefit from front parking areas and garages.

The application site lies within the settlement boundary – Primary Growth Area and adjoins the boundary with undeveloped land to the south and east, designated as Dennithorne Close Open Space Site.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a garage to the front of the property.

During the site visit, it was noted the side southern boundary of the property had been extended into the undeveloped land/designated open space and a new 2 metre fence had been constructed. Part of this land is also owned by Merthyr Tydfil County Borough Council. As such, this matter is currently being investigated by the Council's Property and Estates Section. The block plan submitted with this application indicates that the proposed garage would be sited within the original site boundaries and would not encroach on the undeveloped land/designated open space located to the south or east.

The proposed garage would measure 6 metres wide, 5 meters deep, with a 3.85 metres ridge height and would be finished with brickwork elevations and concrete roof tiles. It would be located immediately adjacent to the southern and eastern site boundaries, approximately 8 metres from the front elevation of the property (and 6 metres from the integral garage at its closest point). The garage would be used for domestic purposes.

The proposal also includes the conversion of the attached garage into a habitable room. As such, the garage door would be replaced with a new window to match those already existing on the property. Whilst some permitted development rights have been removed from this property, this does not include garage conversions and as such, these works would not require planning permission.

PLANNING HISTORY

P/21/0143 - Change of use of land to side of the property to garden to include the erection of two storey side extension, loft conversion, garage conversion and erection of detached garage – Withdrawn: 19th August 2021.

P/05/0381 - Conversion of existing integral garage to living accommodation and erection of detached garage to front of dwelling – Approved: 25th August 2008.

CONSULTATION

Consultations were not carried out under this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the nearby occupiers. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

- Future Wales: the National Plan 2040 (February 2021)

National Planning Policies

- Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

- Merthyr Tydfil Replacement local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

- Supplementary Planning Guidance (SPG's)

SPG Note 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The issues to consider during the assessment of this application relate to whether the proposed garage, by virtue of its siting, scale and design, would be acceptable in respect of its impact upon the character and appearance of the area, residential amenity and highway safety.

Character and Appearance

The proposed garage, in terms of its siting, scale and design, would result in an acceptable proposal. Whilst it would be sited to the front of the dwelling, it would sit on a corner of the application site, approximately 8 metres from the front façade of the property (and 6 metres from the integral garage at its closest point). Its siting combined with its modest scale, appropriate design and matching material finishes, would ensure that the garage does not appear as a dominant or insensitive form of development. Instead, the proposed garage would result in a sympathetic and proportionate addition when viewed in context with the existing dwelling and other properties in cul de sac. As such, the proposal would not be deemed to have a detrimental impact on the character and appearance of the dwelling or the wider area and would accord with LDP Policy SW11.

Residential Amenity

The proposed garage would sit immediately adjacent to the southern and eastern boundaries of the site, which separates the application site from the neighbouring open space site.

Having considered the siting and scale of the garage, in particular its 2.25 metre eaves height and 3.85 metre ridge height, it is noted that the garage would not adjoin the boundary with any other property and as such, would not have any overbearing, loss of light or loss of privacy impact upon nearby residents.

The relationship between the proposed garage and the neighbouring properties would therefore be considered acceptable and would comply with LDP Policy SW11.

Parking and Highway Safety

The proposed garage, which would occupy an area of hardstanding/driveway, would not result in the loss of the existing two vehicular parking spaces at the front of the property. Thus, the existing parking arrangement combined with the proposed garage, would enhance the parking provision serving the property. Thus, the proposed garage would not have a detrimental impact upon parking provision or highway safety and would therefore accord with LDP Policy SW11.

CONCLUSION

The proposed garage, due to the reasons discussed above, is therefore considered acceptable and in compliance with relevant policies and guidance.

Finally, 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:

- Plan Title: Proposed Conversion of existing integral garage to study and erection of new detached garage at 26 Calluna Close, Dowlais, received: 3rd September 2021.
- Block Plan, Scale 1:50, Date: 05/19/05, received: 3rd September 2021

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.

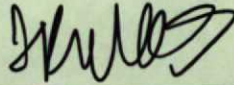
2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

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



Head of Town Planning

DATE:

22/10/21