

DELEGATED REPORT

Application No: P/22/0277

Site Address: The Oban
Glantaff Road
Troedyrhiw
CF48 4EH

Development: Detached flat roof garage

Case Officer: Caroline Pulley

Site Visit: 24th October 2022

Application Expiry Date: 13th December 2022

Consultation reply date expired: 21st November 2022

APPLICATION SITE

The application site comprises a two-storey detached dwelling located off Glantaff Road in Troedyrhiw. A narrow-stepped footpath runs along its southern boundary. This separates the property from Pontyrhun House and Pontyrhun Cottage to the south. The western boundary mainly adjoins a private drive leading to Taf Fechan House, a detached property located to the north of the application property. To the north of this drive is the gable end of a terraced property known as 22 Windsor Street.

The application property itself has been altered over time. It is a traditional and simple designed property which stands elevated above Glantaff Road to the east. Although its eastern elevation contains many architectural features akin to a principal elevation, the main entrance door to the dwelling is through a porch positioned along the southern elevation of the house. A wrap around conservatory lies within the south-eastern corner of the property and this addition is visible from Glantaff Road.

PROPOSED DEVELOPMENT

Planning permission is sought for the construction of a detached garage on a hardstanding area to the south of the property. The proposed garage would front westerly direction towards Windsor Street. It would measure 6m wide by 6.2m deep and would contain a roller shutter door within its western elevation, two windows to the east and a window and door to the north. Its roof would slope from west to east from a height of 2.8m. The external walls of the garage would be completed in render and the roof would be covered with EPDM rubber.

PLANNING HISTORY

The recent history relating to the property is as follows:

P/03/0466

Erection of conservatory and alterations to the roof line to create additional attic bedrooms.
Approved 12.11.2003

CONSULTATION

None undertaken with this type of application.

PUBLICITY

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

Planning Policy Wales (PPW) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Supplementary Planning Guidance (SPG) Note No. 6 – A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed garage would be sited on a hardstanding area within the curtilage of the dwelling. Whilst being positioned forward and slightly elevated above a main entrance door, the siting of the proposed garage is not considered to have a detrimental impact on the character of the existing property. It would appear that the overall layout of the property has been altered over time. While the garage would be sited forward of the property's eastern elevation which contains the main entrance door, the elevation which fronts onto Glantaff Road contains the most architectural features akin to a principal elevation. While the garage would be seen in association with this elevation, it would be viewed alongside a conservatory which wraps around the south-eastern corner of the house. It is also noted that the garage would be set back from the eastern elevation of the conservatory and would therefore be seen as a less prominent addition to the house. From Windsor Street to the north, the garage would be viewed in conjunction with various style buildings. Therefore, within this context, the proposed garage would not appear overly conspicuous or out of place. As such, the proposed garage would have an acceptable impact on the character and appearance of the existing dwelling and the surrounding area.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect, it is noted that the southern boundary of the application site which adjoins a stepped footpath, is formed by a stone boundary wall and timber fence panels. Beyond the footpath is the side elevation of Pontyrhun House, which features a ground floor window and a first floor window. While it is acknowledged that the side elevation of the garage would be positioned in close proximity to these windows, given its low height, the side wall would largely be obscured by the boundary wall and fence panels. In light of this, it is not considered that the garage would be overbearing upon these windows, nor would it result in a significant loss of light. Pontyrhun Cottage is positioned further to the west and in this location, the garage would not have a harmful impact on this dwelling. Likewise, the impact of the development on Taf Fechan to the north and 22 Windsor Street to the west would be limited. It is also noted that no objections have been received as a result of the publicity exercise undertaken.

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:

Proposed Elevations and Ground Floor Site Layout Plan received on 18.10.2022
Block Plan received on 18.10.2022

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.

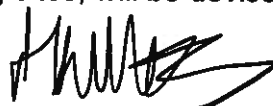
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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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



Director of Neighbourhood Services

DATE:

22/11/22