

DELEGATED REPORT

Application No: P/24/0002

Site Address: 1 Woodland Drive
Aberfan
Merthyr Tydfil
CF48 4PX

Development: Erection of summer house in the front garden
(retrospective)

Case Officer: Nia Chard

Application Expiry Date: 1st March 2024

Consultation reply date expired: 30th January 2024

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area and within the settlement boundary. The site is bound by a highway to the east, a Rights of Way to the south, another dwelling to the other north a wooded area to the west. The front garden of the property is elevated above the highway of Woodland Drive.

PROPOSED DEVELOPMENT

Full planning permission is sought for the retention of a summer house in the front garden of the property. The proposed summer house would be located on the western boundary of the site. It would measure 6m wide by 3.6m deep with a 1m canopy and would be orientated to face a easterly direction. The summerhouse would have a flat roof measuring 4m in height. The external walls and roof is finished in grey plastic coated steel sheets.

PLANNING HISTORY

P/01/0120 Dwelling and Garage
Granted subject to conditions on 29 June 2001

CONSULTATION

None undertaken.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to 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 12, February 2024)

Local Planning Policies

Policies SW11: Sustainable design 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

As the proposed development is located some distance away from neighbouring properties and the summer house would be used for domestic purposes, it would not give rise to any adverse amenity issues. Also, there are no highway safety issues arising from this type of development. Therefore, the main issue to consider under this application is the impact of the development on the character and appearance of the existing property and the effect of the development on the character and appearance of the area.

The proposed summer house is located within the front garden of the property and is elevated above the highway of Woodland drive. As such, it would occupy a prominent location within the streetscene. In addition to its prominence, the shed has an unsympathetic design which is visually poor. Given its siting and poor design and inappropriate materials, the shed would appear unsympathetic and discordant, resulting in a harmful impact to the character and visual amenities of the dwelling itself and the area in general. This is contrary to Policy SW11 of the LDP.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASONS:

1. The summer house, by virtue of its siting, elevated and prominent positioning and materials result in a dominant and incongruous form of development which significantly harms the character and visual amenities of the area. As such the proposal is contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 29.03.2024