

DELEGATED REPORT

Application No: P/23/0275

Site Address: Bryn Eira
Winch Fawr Road
Heolgerrig
Merthyr Tydfil
CF48 1TF

Development: Detached garage and covered BBQ Area

Case Officer: Nia Chard

Application Expiry Date: 17th January 2024

Consultation reply date expired: 19th December 2023

APPLICATION SITE

The application relates to a detached bungalow located in a mainly residential area. The site is bounded by a highway to the front and other residential dwellings to the side and rear. The site slopes gradually upwards towards the western boundary.

PROPOSED DEVELOPMENT

Planning permission is sought for the construction of a detached garage and a covered BBQ area on a hardstanding to the north west of the property. The proposed garage would measure 6.4m wide by 8.1m deep with a pitched roof height of 4.5m and would contain a roller shutter door within its eastern elevation. The external walls of the garage would be completed in white render and the roof would be covered in grey roof tiles to match the existing dwelling. A glazed walkway links the garage to a covered BBQ area which measures 5.2m in width, 5m in depth with a ridged height of 3.8m with bifolding doors on the eastern elevation. The walls would be clad in timber, and the roof would be covered in grey tiles.

PLANNING HISTORY

The recent history relating to the property is as follows:

- P/18/0125 Erection of dormer roof extension to side of dwelling, alterations to external elevations with changes relating to windows, doors and finishes and associated landscaping works (Certificate of Lawful Development)
Granted 5 June 2018
- P/18/0040 Erection of dormer roof extension, alterations to external elevations with changes relating to windows, doors and finishes and associated landscaping works

Refused planning permission on 21 March 2018

CONSULTATION

None undertaken.

PUBLICITY

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

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

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

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposed garage and covered BBQ area, by virtue of their design, size and siting would have an acceptable impact on the character and appearance of the existing property and

wider street scene. The impact of the development on the amenity of neighbouring residents is also an important consideration.

Visually, while it is acknowledged that the proposal would be sited forward of the property's principal elevation, it would be positioned between the applicants property and a neighbouring garage. In this location the proposed garage is generally considered to be of an acceptable design and scale and as such it is not considered that it would represent an incongruous addition that would harm the character of the dwelling itself or indeed the wider area. The proposal is therefore found to be acceptable in terms of Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect as previously noted the proposal would be located next to a neighbours garage and over 15m from the closest dwelling. The proposal would therefore not result in any unacceptable levels of overlooking or loss of privacy or have an overbearing impact on the occupants of the adjoining dwellings. Furthermore, it is noted that no representations were received following the public exercise. Thus, the proposal is found acceptable in terms of residential amenity and in accord with Policy SW11 of the LDP.

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 Street Scene Plan, Drawing No GA 004, Received 9.1.2024
Proposed Block Plan, Drawing Number GA 003, Received 22.11.2023
Proposed Plans and Elevations Drawing number GA 001, Received 22.11.2023
Site Plan, Received 22.11.2023

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



PP Director of Neighbourhood Services

DATE: 11.01.2024