



PLANNING & DEVELOPMENT COMMITTEE

19 NOVEMBER 2020

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 20/1099/10 (LJH)
APPLICANT: Mr G Caple
DEVELOPMENT: Demolition of existing garage and erection of a new garage.
LOCATION: 1 AUBREY ROAD, GLYNFACH, PORTH, CF39 9HY
DATE REGISTERED: 16/10/2020
ELECTORAL DIVISION: Cymmer

RECOMMENDATION: GRANT SUBJECT TO CONDITIONS

REASONS: The erection of a garage within a rear lane location inside the defined settlement limits of Porth is considered an acceptable form of development that complies with the requirements of planning policy.

REASON APPLICATION REPORTED TO COMMITTEE

- The application is reported to Committee for determination as the applicant is an elected Member.

APPLICATION DETAILS

Full planning permission is sought for the demolition of a dilapidated garage and the construction of a replacement garage within the rear garden of no. 1 Aubrey Road, Glynfach, Porth.

The rectangular shaped structure would be erected on an existing hardstand area in place of an existing dilapidated garage at the rear boundary of the garden abutting a service lane. It would measure 6.5 metres in width by 6.4 metres in depth and would incorporate an up and over pitched roof design measuring 4.5 metres at the ridge, falling to 2.4 metres at the eaves. It is proposed the garage be finished in render with a concrete tiled roof. A window and door would be proposed within the side elevation facing the rear elevation of the application property, both of uPVC. The proposal would

incorporate a roller shutter door to the front elevation facing towards Cross Street and would be accessed via the existing gated entrance located off Cross Street.

The plans also indicate that a parking/turning area would be provided between the garage and Cross Street, being constructed of block pavers with the existing gates being relocated approximately 2 metres further back inside the boundary to ensure that the gates do not open over the highway.

SITE APPRAISAL

The application property is a typical two-storey, end of terrace dwelling located within a residential area of Glynfach, Porth. The surrounding area is characterised by a series of linear arrangements of semi-detached and terraced dwellings of a similar design and scale. Properties within the street are of a comparable ground level, however given the hillside location their rear gardens are set above the floor level of the dwellings. The property is set back from the highway by a long linear front garden and there is a larger than average garden to the rear abutted by a service lane. The application site is enclosed by the adjoining property to the east and Cross Street to the west. There are many examples of detached garages of varying scale and design within both the immediate and wider locality, including the adjoining property, no. 2.

PLANNING HISTORY

The most recent applications on record associated with this site are:

12/0597/10: 1 AUBREY ROAD, CYMMER, PORTH, CF39 9HY.

Demolition of existing garage and erection of new garage with improved access
Decision: 06/09/2012, Granted.

PUBLICITY

The application has been advertised by means of direct neighbour notification. No objections or representations have been received.

CONSULTATION

Highways and Transportation Section: No objection raised or conditions suggested.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

The application site is situated inside the settlement boundary for Porth and is unallocated.

Policy AW 5 - sets out criteria for new development.

Policy AW 6 - supports development that involves high quality design and makes a positive contribution to place making.

Supplementary Planning Guidance

Design and Placemaking
Access, Circulation and Parking

Planning Policy Wales

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales Edition 10 (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of planning applications.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is also consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

Other national policy guidance considered:

PPW Technical Advice Note 12 – Design

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main issues:

Principle of the development

The application relates to the proposed construction of a replacement domestic garage within the curtilage of an existing residential dwelling. The principle of development is therefore considered acceptable.

Impact on the character and appearance of the area

The proposed garage would be situated within the applicant's rear garden area, at the south-eastern corner, offset from the main public highway and adjacent to the rear service lane. Due to its siting, the existing boundary treatments at the site and the fact that it would replace an existing structure of a similar scale and design, it is not considered that it would form a highly visible or prominent feature within the street scene. Furthermore, the proposed garage would have an attractive pitched roof design and would be finished in appropriate external materials, similar to that of many comparable structures throughout the locality.

It is therefore considered the proposal would have no adverse impact on the character or appearance of the surrounding locality and the application is considered acceptable in this regard.

Impact on residential amenity and privacy

The scheme is considered acceptable in terms of the potential impact it would have upon existing levels of residential amenity enjoyed by the neighbours. It is acknowledged that the pitch of the proposed garage would be higher than the existing structure at the neighbouring property, no. 2. However, the proposed garage would be sited at the rear of the garden away from the rear elevation of the adjoining property and adjacent to an existing, similar raised outbuilding at that property. As such it is not considered the proposed garage would result in any undue overshadowing or overbearing impact upon the occupiers of no. 2 Aubrey Road. Furthermore, as noted above, there are many examples of similar garages within the locality. Therefore this type of relationship is typical of the area.

Additionally, given the nature of use of the proposed domestic garage, it would not result in any loss of privacy to the surrounding neighbours.

It is also noted that no letters of objection have been received from the residents of the neighbouring properties following the consultation process.

In light of the above, it is not considered that the proposed garage would result in any adverse impact on the existing residential amenity or privacy standards currently enjoyed by the surrounding properties.

Impact on Highway Safety

The proposed garage would be accessed via an existing double gated access off Cross Street. The Council's Transportation Section have noted that Cross Street has an acceptable carriageway width and provides a good level of vehicular and

pedestrian safety. Some concern is raised with regards the visibility from the proposed/existing access, however, taking account that the access is existing with no issues reported, the application is also considered to be acceptable in this regard. In addition, the proposal would provide an area within the curtilage of the dwelling that can be used for vehicle turning for access/egress to take place in a forward gear which is acceptable. Therefore no objection has been raised by the Council's Transportation Section or conditions suggested, and the proposal is considered to be acceptable in terms of its potential impact upon highway safety.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The siting of the garage in this location is considered an appropriate and acceptable form of development that complies with the requirements of planning policy.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans: Site Location Plan, Block Plan, Proposed Demolition of Existing Garage and Erecting a New Garage, and documents received by the Local Planning Authority on 08/10/2020, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. The garage hereby approved, shall be used as a garage for purposes ancillary and incidental to the use of the dwelling house known as 1 Aubrey Road, Porth, CF39 9HY, and at no time shall a trade or business shall be carried out therein.

Reason: For the avoidance of doubt as to the extent of this consent, in the interests of the safety of all highway users in accordance with Policy AW5 of the Rhondda Cynon Taff Local Development Plan.