

## **SECTION A – MATTERS FOR DECISION**

### **Planning Applications Recommended For Approval**

<b><u>APPLICATION NO:</u> P2019/0042</b>	<b><u>DATE:</u> 14/01/2019</b>
<b>PROPOSAL:</b>	Replacement garage
<b>LOCATION:</b>	10 St Asaph Drive, Sandfields, Port Talbot SA12 7LL
<b>APPLICANT:</b>	Mr Byron & Mrs Lynette Adams
<b>TYPE:</b>	Householder
<b>WARD:</b>	Sandfields West

### **BACKGROUND**

In accordance with the Council's delegated arrangements, this application is reported to Committee as the applicant works in the Planning and Public Protection section.

### **SITE AND CONTEXT**

The application site is located at 10 St. Asaph Drive and comprises of a two-storey semi-detached dwelling with front and rear gardens. An existing detached garage is to be demolished. The dwelling is located at the end of a cul-de-sac and backs onto a garage compound, the access of which is to the side of the application property.

The topography of the application site is relatively flat. The existing boundary treatment between no's 9 and 10 is hedging.

### **DESCRIPTION OF DEVELOPMENT**

The application seeks full planning consent for a replacement detached monopitch roofed garage, accessed across land within the existing garage compound which the applicant has access rights over.

The dimensions of the garage will be 8m wide, with a depth of 4.5m, an eaves height of 2.6m with a maximum height of 3.45m. Two doors and a window will be sited within the internal/ garden elevation and a garage door sited to the southern side of the garage.

No works are proposed to the existing access within the garage compound.

The application forms refer to the replacement of the existing hedging between nos. 9 and 10 St. Asaph Drive (which is in the garden of no. 9) by a side boundary wall. This does not, however, require planning permission.

All plans/documents submitted in respect of this application can be viewed on the [Council's online register](#).

### PLANNING HISTORY

The application site has no relevant planning history.

### CONSULTATIONS

**Environmental Health (Contaminated Land)** - No objections to proposed garage but require a standard condition in the event unexpected contamination is found during the development works.

1 No. Neighbouring property was consulted by letter on 14<sup>th</sup> January 2019, with two site notices displayed on 15<sup>th</sup> January 2019. To date no representations have been received.

### REPORT

#### Planning Policies

The Development Plan for the area comprises the Neath Port Talbot Local Development Plan which was adopted in January 2016, and within which the following policies are of relevance:

- [Policy BE1](#)     [Design](#)
- [Policy TR2](#)     [Design and Access of New Development](#)

#### Issues

Having regard to the above, the main issues to consider in this application relate to the impact on the visual amenity of the area, the amenities of neighbouring residents and highway safety.

### Impact on Visual Amenity

The applicant proposes to construct the garage using rockface concrete blocks to match the existing boundary treatment. While the proposed development will be visible from the highway and garage court access adjacent to the application site, its siting together with its design and external finish will ensure that the development will not undermine the overall appearance, design, proportions and finishes of the existing property.

It is therefore considered that the proposed development will not impact detrimentally upon the host dwelling nor will it detract from the character and appearance of the street scene and surrounding area in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

### Impact on Residential Amenity

The proposed garage will be sited in a similar location as the existing garage within the application site although it will be approximately 1.7m wider and 3.5m longer with its side elevation adjacent to the boundary between the application property and no. 9 St. Asaph Drive. Taking into account its design with an eaves height of 2.6m rising away from the properties to a maximum height under a mono pitch roof of 3.45m it is not considered to have any unacceptable or overbearing impact on no. 9. The garage is not a habitable room, and together with the existing (or proposed) boundary treatment, it is considered that the proposed window will not have unacceptable overlooking issues to the neighbouring property.

As a consequence, the amenities of the neighbouring residents will be safeguarded and the proposal therefore complies with the Household Extension Design Guide and would be in accordance with Policy BE1 of the Neath Port Talbot Local Development Plan.

### Parking and Access Requirements and Impact on Highway Safety.

Although there is an existing garage, its size is such that it would not meet the parking standards requirements and, accordingly, should not be counted as an existing off-street parking space. The proposed garage would therefore provide for a new off-street space, accessed in the same way as the historical garage, whose size would enable it to be used for parking, and thus would improve the parking provision for this

property. Accordingly, the development will not result in any detrimental impacts upon pedestrian and highway safety. As such, the development is in accordance with Policy TR2 of the Neath Port Talbot Local Development Plan.

## CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Neath Port Talbot Local Development Plan (2011–2026) adopted January 2016.

It is considered that the proposal represents an appropriate form of development that would have no unacceptable impact on the amenities of neighbouring residents, visual amenity of the area or highway and pedestrian safety. Accordingly, the proposed development is in accordance with Policies BE1 (Design) and TR2 (Design and Access of New Development) of the Neath Port Talbot Local Development Plan.

## RECOMMENDATION

Subject to no adverse representations being received by 5<sup>th</sup> February 2018 (when consultations expire), Approval subject to conditions.

## CONDITIONS

### *Time Limit 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 the requirements of Section 91 of the Town and Country Planning Act 1990.

### *Approved Plans*

(2) The development shall be carried out in accordance with the following approved plans and documents:

i. General plan received 14/01/19.

Reason

In the interests of clarity.

Regulatory Conditions

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be either rockface concrete block, or materials to match those used in the existing dwelling.

Reason In the interests of visual amenity.

(4)The use of the garage/store shall be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwellinghouse only and for no industrial, commercial or business use.

Reason

In the interests of amenity and to clarify the extent of this consent.

(5) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, work on site shall cease immediately and shall be reported in writing to the Local Planning Authority. A Desk Study, Site Investigation, Risk Assessment and where necessary a Remediation Strategy must be undertaken in accordance with the following document:- Land Contamination: A Guide for Developers (WLGA, WAG & EAW, July 2006). This document shall be submitted to and agreed in writing with the Local Planning Authority. Prior to occupation of the development, a verification report which demonstrates the effectiveness of the agreed remediation, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors.