

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

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

<b><u>APPLICATION NO:</u> P2024/0057</b>	<b><u>DATE:</u> 23.01.2024</b>
<b>PROPOSAL:</b> Attached garage.	
<b>LOCATION:</b> 18 Darwin Road Sandfields Port Talbot Neath Port Talbot SA12 6BS	
<b>APPLICANT:</b> Mr Chris Latham	
<b>TYPE:</b> Householder	
<b>WARD:</b> Port Talbot	

### **BACKGROUND**

This application is reported to Planning Committee as the applicant is a close relative of the Local Councillor.

### **SITE AND CONTEXT**

The site, located at 18 Darwin Road, Sandfields comprises of a semi-detached two storey dwelling house. The site is bounded by residential dwellings to its northern, southern and western boundary and is located to the west of the unclassified road 'Darwin Road'. The property benefits from off street parking provision and a small garden area to the front and to the side of the dwelling, and a larger garden area to the rear. The site has an existing garage which is located to the side/rear of the property, however it is set to be demolished and reconstructed for this proposed development.

### **DESCRIPTION OF DEVELOPMENT**

This is a full planning application proposing the construction of a single storey attached garage to the located to the north of the main dwelling. The garage is set back 1.45m from the principal elevation of the main dwelling, and would be attached and in line with an existing side extension of the dwelling.

The proposed garage would have a width of approximately 5.04m and a depth of approximately 4.59m. The development would have a pitched roof design, where the height to the eaves would measure approximately 2.56m and 4.51m to its ridge. The development would include a single window and an up and over garage door to be installed on the principal elevation and bi-folded doors to be installed on the rear elevation.

The garage is to be finished in render as its external material, and the roof would be finished with tiles; all to match the existing dwelling house.

## NEGOTIATIONS

No negotiations have been undertaken.

## PLANNING HISTORY

The application site has no relevant planning history.

## CONSULTATIONS

Ward Members- Notified on 29/01/2024. No objection.

Community Council - Consulted on 8/02/2024. No response received.

## REPRESENTATIONS

The neighbouring properties were consulted via letter on 29/01/2024.

To date no representations have been received.

## REPORT

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet its sustainable development (or wellbeing) objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle", as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

### National Planning Policy:

[Future Wales: The National Plan 2040](#) is the national development framework, setting the direction for development in Wales to 2040. The development plan 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 wellbeing of our communities.

The following policies are of particular relevance to the assessment of this application:

**Policy 2** – Shaping Urban Growth and Regeneration – Strategic Placemaking  
**Policy 9**- Resilient Ecological Networks and Green Infrastructure.

### [Planning Policy Wales \(Edition 12, February 2024\)](#)

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key

legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places

PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities. It encourages a wider, sustainable and problem solving outlook which focuses on integrating and addressing multiple issues rather than on an approach which is fragmented, un-coordinated and deals with issues in isolation. It provides an opportunity to remove any actual or perceived problems in current approaches and stimulate and support innovative and creative ideas as well as high standards of evidence and assessment to underpin the preparation of development plans and strategies and individual proposals. Monitoring and learning from development outcomes so as to drive sustainable improvements in planning practice is also important.

Paragraph 6.4.2 – *“The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals. The Nature Recovery Action Plan supports this legislative requirement to reverse the decline in biodiversity, address the underlying causes of biodiversity loss by putting nature at the heart of decision-making and increasing the resilience of ecosystems by taking specific action focused around the 6 objectives for habitats and species”.*

PPW12 is supported by a series of more detailed [Technical Advice Notes](#) (TANs), of which the following are of relevance: -

- Technical Advice Note (TAN) 12: Design (March 2016)

#### Local Planning Policies

The Local 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:

#### Strategic Policies:

- **Policy SP3** Sustainable Communities
- **Policy SP20** Transport Network
- **Policy SP21** Built Environment and Historic Heritage

#### Topic Based Policies:

- **Policy SC1** Settlement Limits
- **Policy EN6** Important Biodiversity and Geodiversity Sites
- **Policy EN7** Important Natural Features
- **Policy TR2** Design and Access of New Development
- **Policy BE1** Design

### *Supplementary Planning Guidance:*

The following SPG is of relevance to this application: -

- [Design](#) (July 2017)

#### Issues

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

#### Impact on Visual Amenity

In terms of visual amenity, as the proposed development will be situated to the side of the existing dwelling, it would therefore be visible from a public vantage point. However, given that the development would be set back from the principal elevation of the main dwelling, and the ridgeline would be set down lower than the existing main ridge of the dwelling, it is considered to be in accordance with Neath Port Talbot's design guidance, and would not undermine the character and appearance of the main dwelling house.

Furthermore, Neath Port Talbot's design guidance emphasises that side extensions to detached and semi-detached dwellings should be of a scale that is subordinate to the main dwelling. In this case, given that the development would be single storey, and the width would not exceed two thirds of the width of the main dwelling, the development therefore is considered to be in keeping with the property and would not have an adverse impact on the application dwelling nor on the surrounding streetscene.

In terms of the design of the proposed development, the proposed roof design and the proposed window on the main elevation are considered to reflect the design of the main dwelling. As the materials proposed to be used would match the existing materials, this would provide a further sense of continuity between the proposed development and the original dwelling.

It is also acknowledged that the existing property and many other surrounding properties have an existing garage located to the side/rear of the property. As such, it is not considered that this proposed garage would be an unusual type of development within the wider streetscene.

In light of the aforementioned information it is not considered that the proposed development would undermine the overall appearance, design and finishes of the existing property, nor would it detract from the character and appearance of the area as a whole. The development is therefore considered to comply with Policy BE1 of the Neath Port Talbot Local Development Plan.

#### Impact on Residential Amenity

With regards to the adjoining property located to the south of the application site, 20 Darwin road The proposed development would be located approximately 9.22m away from the shared boundary. Given that the proposed garage would be set back from

the front elevation of the application dwelling, and that the garage would be single storey, the development would be largely screened from this adjoining property. As such, it is considered that issues regarding overlooking, overbearing and overshadowing would not arise.

Turning to the property to the north of the application site, 4 Dickens Avenue. The proposed development would be situated approximately 0.95m away from the shared boundary, and as such, the development would be highly visible from the occupiers of this adjoining property. However, considering the sympathetic scale and height of this proposed development and that there would be no windows on the elevation facing no.4, it is not considered to have an adverse impact in terms of overbearing, overshadowing and overlooking that would result in any significant issues.

In respect to the adjoining properties located to the west of the application dwelling, 1, 3 and 5 Dylan Crescent, the proposed development would be located approximately 11.18m away from the shared boundary with these adjoining properties. Due to the large separation between the proposed development and these adjoining properties, it is not considered that the development would result in an overshadowing and overbearing impact. In terms of issues that might arise regarding overlooking, it should be noted that there would be a set of bi folded doors located on the elevation facing no. 1, 3 and 5. However, given that the garage would be single storey and classed as a non-habitable building, it is not considered that the proposal would create any unacceptable overlooking issues. Any further issues would also be mitigated due to an existing wooden fence measuring approximately 2m screening the application site and the adjoining properties.

A condition will BE imposed upon any decision issued stating the garage is to be restricted to the garaging of private motor vehicles and uses incidental to the use of the associated dwelling house only and no industrial, commercial or business use to ensure compliance with Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.

Taking the above into account, it is not considered that the proposal would adversely affect the residential amenity of occupiers of any of the surrounding properties. It is therefore considered that the proposal would comply with Policy BE1 of the Local Development Plan.

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

The proposed garage measures the dimensions of 5.04 x 4.59, which meets the Councils Parking SPG and can be considered a new parking space for the dwelling. As such, it is not considered that the proposed development would impact detrimentally upon the pedestrian and highway safety.

#### Biodiversity / Ecology

As identified above, Policies EN6 and EN7 of the Local Development Plan will be of relevance insofar as there is a need to ensure any impacts on biodiversity/ natural features are appropriately assessed and, where applicable, mitigated.

Planning Policy Wales (PPW) 12 sets out that;

The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal. In the case of minor development this will be a short description and should not be an onerous requirement for applicants. The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach (Paragraph 6.4.15 of PPW 12) has been applied.

In this case the development will provide a bat and bird box to be installed on the rear elevation of the extension which will be secured by a suitably worded condition.

## 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 Future Wales - the National Plan 2040 and 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.

It is further considered that the decision complies with Future Wales - the National Plan 2040, specifically Policies 2 (Shaping Urban Growth and Regeneration – Strategic Placemaking) & 9 (Resilient Ecological Networks and Green Infrastructure), and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

## **RECOMMENDATION**

Approval, subject to conditions.

### **Time Limit Conditions**

- 1 The development shall begin no later than five years from the date of this decision.

Reason:

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

### **List of Approved Plans**

- 2 The development shall be carried out in accordance with the following approved plans and documents:  
29 velindre st-BLOCK  
Floor Plan, Elevations & Section

Reason:

In the interests of clarity.

- 3 Prior to the first beneficial use of the development hereby permitted, an artificial nesting site for birds shall be erected on the dwelling to one of the following specifications, and retained as such thereafter;  
Nest Box Specifications for House Sparrow Terrace:  
Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs. To be placed under the eaves of buildings.  
Entrance holes: 32mm diameter Dimensions: H310 x W370 x D185mm or  
Swift Nest Box Specification:  
Wide box with small slit shaped entrance hole. Must be placed under or close to roofs, at least 5m from the ground.  
Dimensions: H150 x W340 x D150mm

Reason:

In the interest of biodiversity, and to mitigate to loss of bird nesting/foraging habitats under the Habitats Regulations (amended 2012) and to accord with Policy SP15 of the adopted Neath Port Talbot Local Development Plan.

### **Regulatory Conditions**

- 4 The use of the garage hereby approved 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:

To ensure that adequate car parking provision is maintained within the curtilage of the dwelling in the interest of highway safety, and to ensure compliance with Policies TR2 and BE1 of the Neath Port Talbot Local Development Plan.