

Application No.
P/16/0262

Date
24th August 2016

Determining Authority
MTCBC

Proposed Development

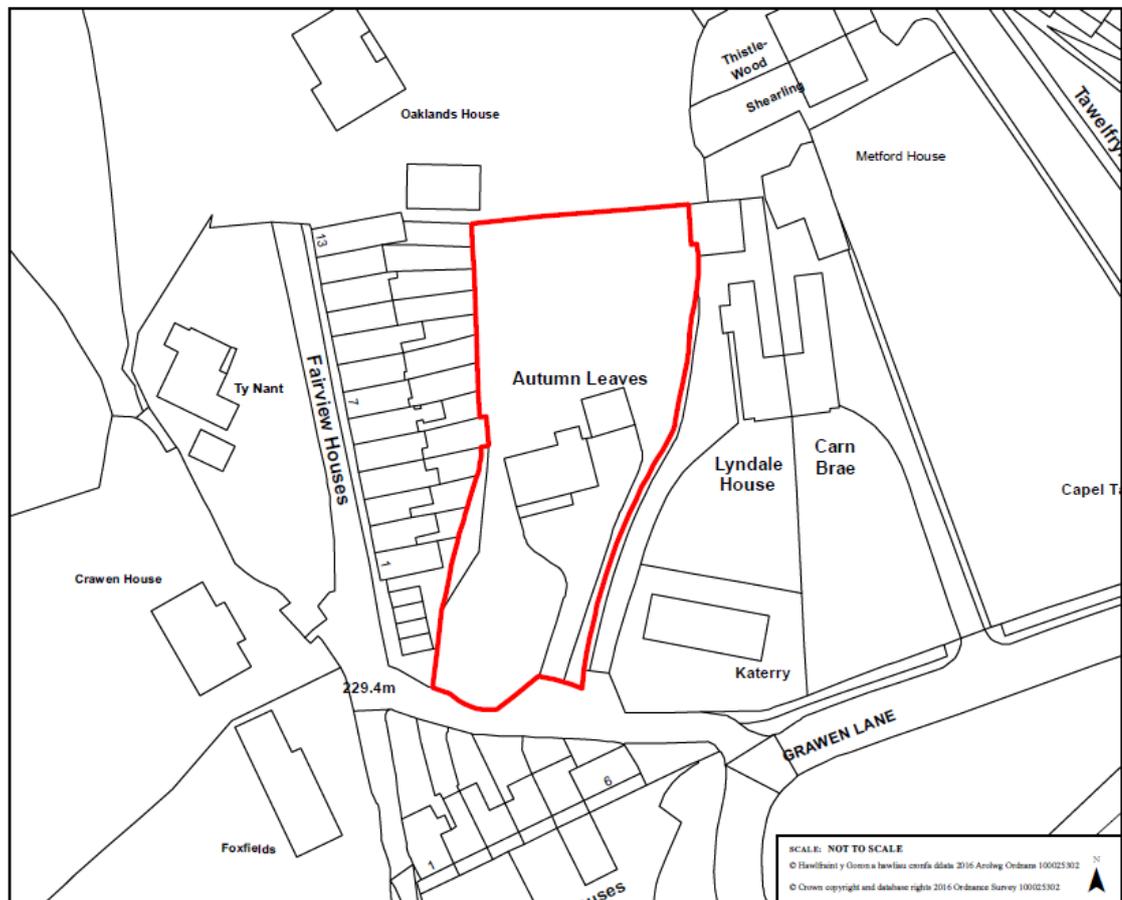
Location

Name & Address of Applicant/Agent

Change of use of existing pool house to self contained holiday accommodation and other minor alterations

Autumn Leaves
Grawen Lane
Cefn Coed
Merthyr Tydfil
CF48 2NP

Mr C Tovey
c/o Drawing And
Surveying Services
3 Thornbury Close
Clwydyfagwr
Merthyr Tydfil
CF48 1HP



This application is being presented to the Committee as the applicant is Councillor Clive Tovey.

APPLICATION SITE

The application relates to a large detached dwelling with a generous curtilage containing a large outbuilding which currently contains a swimming pool. This site is located in a mainly residential area and is bound by a highway to the front and other residential dwellings on all remaining sides.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of the pool house to a unit of self-contained holiday accommodation. The accommodation would have three bedrooms, a bathroom, a kitchen/breakfast room and a lounge. In order to facilitate the change of use some minor changes to the external elevations of the building are proposed. These include the removal of the existing French doors and windows in the front elevation and the insertion of a single door. Three roof lights would also be introduced to the western facing roof plane.

In addition new fencing is proposed for a length of 26.6m along the shared boundary with the dwellings to the west of the site (known as numbers 7-13 Fairview House, Grawen Lane). This would return for a length of 15.2m along a section of the garden to the front of the pool house. The fencing would be 2 metres in height and thus this part of the proposal would not require planning permission.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this planning application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering & Traffic Group Leader - No objection

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil Local Development Plan 2006-2021 are relevant to the determination of this application.

- BW1: Development Strategy - Primary Growth Area
- BW4: Settlement boundaries/location constraints
- BW7: Sustainable design and place making
- BW12: Development proposals and transport
- TB11: Access, parking and accessibility of local facilities

PLANNING CONSIDERATIONS

The application site is located within the settlement limits as defined by the Merthyr Tydfil Local Development Plan. As such, in accordance with policies BW1 and BW4, the principle of development is considered acceptable subject to compliance with other relevant policies.

The pool house is located towards the rear boundary of the dwelling and is therefore not readily visible from public vantage points. Furthermore, the external alterations proposed are considered to be relatively minor in nature and thus would not have a significant impact on the appearance of this building or indeed the character or appearance of the existing dwelling or the area in general. Accordingly, the proposal is in accord with Policy BW7 of the LDP.

Regard has also been paid to the impact of the proposal on the residential amenities of the surrounding residents. In this respect it is noted that the change of use may result in some additional noise and disturbance caused by the comings and goings of guests and their activities. However, the proposed use of the building would be similar to that of a permanently occupied dwelling. Therefore, it should not generate noise and disturbance that would be detrimental to the amenities of surrounding residents.

The pool house is located 2.78m from the rear boundaries of a number of the dwellings which form part of the terrace known as Fairview Houses. However, it is noted that there would be no windows in the elevation of the holiday accommodation which faces towards these dwellings. Accordingly, there would be no overlooking or loss of privacy as a result of the proposed change of use. In addition, whilst new roof lights are proposed in the western roof plane, these would not allow for any direct overlooking. A new boundary fence is also proposed along the rear boundary line with these dwellings which would also further limit overlooking from the garden area around the pool house.

The building is also situated 3.0m from the boundary with the dwelling known as Oaklands House. Whilst there are two existing windows in this elevation, which would remain following the proposed change of use, these face onto an existing stone boundary wall and would serve the proposed bathroom (a non-habitable room). As such there are no concerns regarding overlooking or loss of privacy to the residents of this adjoining dwelling.

Having regard to the above, the change of use of the building would not result in an unacceptable impact on the amenities of the surrounding residents and as such the proposal complies with policy BW7 of the LDP. It is also noted that no representations were received following the publicity exercise.

The building is located in the rear garden of the dwelling and can be accessed on foot around the sides of the dwelling or through an entrance between the dwelling and its garage. However, it cannot be directly accessed by vehicles. The proposed parking arrangements in close proximity to the front of the existing dwelling could result in noise and disturbance to occupiers of this property if the holiday accommodation was to be used as a separate entity from the dwelling. As such, it is recommended that a condition be attached to any planning permission granted which stipulates that the proposed holiday accommodation can only be operated in conjunction with the existing dwelling.

The Engineering and Traffic Group Leader has not raised any objection to the proposal and as such it is considered to be acceptable in terms of highway safety. Furthermore, it is noted that the existing dwelling currently benefits from a large detached garage and forecourt to the front which provides ample parking (in excess of 7 cars) to serve the needs of the dwelling and the proposed holiday accommodation. Consequently, no concerns are raised in terms of parking.

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:

Drawing Title: Existing & Proposed Plans & Elevations, Received on 26 September 2016.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

3. The holiday accommodation hereby approved shall only be used in conjunction with the dwelling known as Autumn Leaves, Grawen Lane, Cefn Coed.

Reason - The site is unacceptable for use as a separate residential unit by virtue of the lack of direct vehicular access and parking facilities, in accordance with Policy BW12 of the Merthyr Tydfil Local Development Plan.
