

DELEGATED REPORT

Application No:	P/23/0094
Site Address:	40 - 42 High Street Merthyr Tydfil CF47 8DE
Development:	Installation of new shop fronts
Case Officer:	David Cross
Site Visit:	17th April 2023
Application Expiry Date:	12th May 2023
Consultation reply date expired:	8th May 2023

APPLICATION SITE

This application relates to the former Howfields Bakery located within the Town Centre Conservation Area. The property directly fronts on to the main pedestrianised High street to the west with a service access lane to the rear (east) adjacent to a railway station. To the north and south are adjoining commercial properties.

The three storey property has recently been granted planning permission (P/19/0244) for its refurbishment with an extension to the rear, which is currently under construction. As part of that permission it was proposed that the ground floor would accommodate a café/restaurant/bar with self-contained flats and holiday let's located on the upper levels.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of new shops for the existing two ground floor units, which would form part of the wider refurbishment works to the property. The proposed shopfronts would incorporate a number of timber elements that reflect the traditional design, such as rendered stall risers, timber pilasters, cornice and fascias. The glazing would be of modern design comprising a series of bi-folding vertical window panes within a aluminium frame, together with a series of fixed glazed panes across the top. Similarly, the entrances would comprise of a glazed doorway with an aluminium frame. Proposed retractable awnings would be incorporated in to the fascia boards to conceal the mechanical/storage box and provide some cover for outdoor seating. The timber detailing around the shopfront would be primed and painted green (RAL 6007) and the aluminium frames would be powder coated grey (RAL 7016).

PLANNING HISTORY

P/19/0244 Proposed refurbishment to create 12 flats and 7 self contained serviced units (holiday lets), together with new shop front, third floor rear extension and associated bike shed and bin store. Change of use of shop to cafe/bar/restaurant (A3 Use) and provision of ground floor storage areas.

Permission GRANTED on 16.12.2020

CONSULTATION

No consultation exercise was carried out.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

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) 11th Edition - sets out the Welsh Governments national policy framework, which is supplemented by a series of Technical Advice Notes (TAN) that address specific issues, including:

Technical Advice Notes (TAN):

- TAN 12, Design, March 2016
- TAN 24, The Historic Environment, May 2017

Local planning policy

Merthyr Tydfil Replacement Local Development Plan (LDP), January 2020:

- Policy SW11 - Sustainable Design and Placemaking
- Policy CW1 - Historic Environment

Supplementary Planning Guidance (SPG):

- SPG 3 – Shopfront Design, July 2013

Other material considerations:

- Merthyr Tydfil Town Centre Conservation Area, Character Appraisal, June 2009

PLANNING CONSIDERATIONS

The main consideration of this application is whether the proposed shopfronts are of an acceptable design, which would preserve or enhance the character and appearance of the Town Centre Conservation Area.

It is evident that the existing shopfront have been significantly altered over time and whilst some elements reflect a (a stall riser and curved windows on one side of the frontage) traditional shop design, much of the original features have been lost with modern glazing having been introduced already. Furthermore, the existing fascia's are oversized and not sympathetic to the proportions of the frontage with exposed shutter boxes that have not be sensitively integrated.

The proposed development would reinstate a number of traditional elements around the shopfront, such as the stall risers, pilasters and cornice. It would also provide an appropriately sized new fascia. It is noted that roller shutters would no longer be required. It is acknowledged that the bio-folding windows would be of a modern design that enables the use of the property to better interact with the pedestrian high street. The window panes would also reflect the vertical emphasis of the existing windows on the upper levels of the building.

Overall, the shopfronts are of an acceptable design that compliments the traditional appearance of the building within a prominent location along the High Street, whilst sensitively incorporating modern features. The proposal would greatly improve the current appearance of the building and would enhance the quality of the street and the wider Town Centre Conservation Area. Therefore, the proposal complies with policies SW11 and CW1 of the LDP.

CONCLUSIONS

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.

For the above reasons, the proposed development is acceptable and complies with the relevant policies. Accordingly, the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITION:**

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:

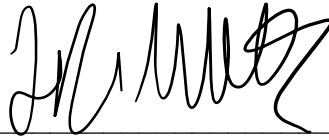
Dwg No. 625.001C - Proposed Floor Plan, received 17.03.2023

Dwg No. 625.011C - Proposed Elevations, received 18.04.2023

Dwg No. 625.100C - Proposed Section Details, received 17.03.2023

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

10/5/23