

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012 (as amended)**

REFUSAL OF PERMISSION

To: Mr Darren Raynes c/o Mr Paul Thomas Utopia Design 5 Amberton Place Penydarren Merthyr Tydfil
CF47 9HX

WHEREAS you submitted an application on the 2nd day of December 2024 to develop: The Norton High Street
Penydarren Merthyr Tydfil CF47 9HG short particulars of the application being as follows:-

Name of the Applicant

Description of Proposed Development

Mr Darren Raynes
Raynes Properties
Unit 10
Dowlais Industrial Estate
Dowlais
Merthyr Tydfil
CF48 2SP

Change of use, part demolition and conversion of Norton
Tavern to provide 6 residential flats. Erection of two dwellings
with associated new access, parking and re-profiling works.
(Full)

MERTHYR TYDFIL COUNTY BOROUGH COUNCIL as the Local Planning Authority hereby **REFUSE TO PERMIT** the proposed development for the following reasons, namely:

- 1 Insufficient information has been provided to justify the loss of a community facility, contrary to Policy SW13 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
- 2 Insufficient information has been provided to adequately demonstrate that the proposal would not result in an unacceptable adverse ecological impact. Nor has it been demonstrated that a net benefit would be provided in respect of biodiversity. The development is therefore contrary to Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Development Plan and Planning Policy Wales Edition 12.
- 3 The proposed vehicular parking area, rear retaining features and close boarded fence for reasons of its scale and prominence would result in a visually incongruous feature within the street scene that is detrimental to the character and appearance of the surrounding area, contrary to Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.
- 4 Insufficient information has been provided to adequately assess and demonstrate that the proposed close boarded fence to be erected at the rear of the site would not result in an overbearing feature that is detrimental to the residential amenities of nearby properties, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 5 The dormer windows proposed to be sited in the principal elevation of the proposed dwellings would introduce a visually incongruous feature within the street scene that is detrimental to the character and appearance of the surrounding area, contrary to Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

- 6 The development fails to provide a suitable means of vehicular access that links to the adopted highway, resulting in a poor form of development with the lack of off-street parking to the detriment of highway safety, contrary to Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

Date: 5th February 2025

Signed: 
(Director of Neighbourhood Services)

**IT IS IMPORTANT THAT YOU READ
THE NOTES ATTACHED TO THIS FORM**

NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning & Environment Decisions Wales website (www.gov.wales/planningappeal) to complete your appeal. Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.