

DELEGATED REPORT

Application No: P/21/0256

Site Address: Bryntaf
1 Glenview Villas
Commercial Terrace
Treharris
CF46 5PT

Development: Conversion of a 5 bedroom house into a 3 bedroom house and 2 one bedroom flats with associated works to building

Case Officer: Caroline Pulley

Site Visit: 22nd July 2021

Application Expiry Date: 10th September 2021

Consultation reply date expired: 12th August 2021

APPLICATION SITE

The application site relates to an end of terrace property located in the Treharris Conservation Area. The dwelling fronts a southerly direction onto the highway and is located in a row of 5 properties along Commercial Terrace. It has small raised courtyard garden to the front and a large two-storey extension to the side, which projects forward of the front elevation of the main dwelling. To the rear, there is a single storey lean-to extension and a small enclosed garden with a shed positioned along the rear boundary. The surrounding area is predominately residential in nature. However, the side access to the local fire station is located opposite the front elevation of the property.

PROPOSED DEVELOPMENT

The application seeks full planning permission to convert a five-bedroom dwelling into a 3-bedroom house and two, one-bedroom flats. The conversion would be undertaken within the fabric of the existing building, with no increase to its footprint. The two-storey side extension located along the western side of the property would accommodate one flat on each floor. The flats would each be accessed from a side street via a doorway which would be reinstated along the western side elevation of the property. Each flat would contain one bedroom, a kitchen/living area and a bathroom. The dwelling would continue to be accessed through the main front porch, which is located along the southern elevation. It would be laid out to provide a front living room, a rear kitchen and dining room, three first floor bedrooms and a bathroom.

Externally, the application proposes to install a new ground floor side facing bedroom window in the eastern elevation and three new windows (two at ground floor, one first floor) in the western side elevation of the property. The new window frames are to be made from timber. The application also seeks to reinstate a timber doorway along the

western side of the property. No additional off-street parking is proposed as part of the application. A parking survey has however been submitted in support of the application.

In addition to the above works, the agent has advised in writing that the property's roof and fascia's are to be renewed with 'like for like' replacements. Given that there would be no change in materials, these particular works would not require planning permission. As such, these particular aspects have not been considered as part of this application.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

Head of Engineering: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and two site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Policy

The 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) Edition 11 (February 2021) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

Section 3.12 highlights *'Good design is about avoiding the creation of car-based developments.'*

Section 4.1.9 states 'The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Section 4.1.10 goes on to highlight that *'The planning system has an important role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which:*

- *Are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*
- *Are designed in a way which integrates them with existing land uses and neighbourhoods; and*

- *Make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.'*

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

TAN 24 – The Historic Environment provides guidance on how the planning system should consider various aspects of the Historic Environment.

Local Policy

Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) 2016-2031:

Policy SW4 – Settlement boundaries
 Policy SW11 – Sustainable design and Placemaking
 Policy CW1 - Historic Environment
 Policy EnW1 – Nature Conservation and Ecosystem Resilience
 Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG 5 – Nature and Development, May 2015

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are the principle of the proposed conversion, the potential impact of the development upon the character and appearance of the existing building and the Treharris Conservation area, and the potential impacts upon the privacy and amenity of neighbouring properties. The impact upon highway safety is a further consideration.

Principle of the proposed development

The scheme seeks to provide through the conversion of the building, three residential units in the form of a three-bedroom dwelling and two, one-bedroom flats. The building is located within settlement limits and is within walking distance of a number of local amenities and facilities within the surrounding built up area of Treharris. As such, the principle of subdividing the property at this location is acceptable under Policy SW4 of the LDP and is in line with the thrust of national planning policy set out in Planning Policy Wales (PPW).

Impact on character and appearance

The proposed conversion would take place without any significant alterations being made to the external fabric of the building. The most significant change would arise from the reinstatement of a doorway and the installation of new window openings along the less

prominent elevations of the building. Importantly, the new door and window openings would be constructed from timber and are considered to be of a design, which would be in keeping with the existing building. The proposed scheme would not have any impact on the character and appearance of the area.

Residential amenity

The re-use of the building for residential purposes would not unduly compromise the amenities of nearby residents. While it is acknowledged that the scheme proposes to introduce three new window openings along the western side elevation and an additional ground floor window opening to the eastern side elevation, the western side of the property faces onto the road and as such, the new windows in this elevation would not give rise to a harmful level of overlooking. There is some concern that the insertion of a ground floor bedroom window in the eastern side elevation would give rise to a mutual level of overlooking between the ground floor flat and the dwelling. As such, in the interest of the privacy of the future occupiers, a condition is recommended to ensure that the new side facing bedroom window is obscurely glazed to level 3 or higher on the Pilkington score of privacy or equivalent. While it is acknowledged that a similar arrangement would exist at first floor, these windows are existing and as such, it is not considered necessary to ensure that the secondary kitchen window is obscurely glazed. Taking this into account, the development would have an acceptable impact on the amenities of the occupiers of neighbouring properties and the future occupiers of the proposed residential units.

Highway Safety

As mentioned earlier, the proposal involves the conversion of a five-bedroom dwelling to three separate units of accommodation. The number of bedrooms contained within the three properties would be no greater than the existing dwelling. Taking this into account, it is not considered that the demands for parking created by the development would be significantly different from the level of parking generated by a large family. Consultation has also been undertaken with the Council's Head of Engineering. In this respect, it is noted that no highway objections have been raised to the proposal. In arriving at this conclusion, careful consideration has been given to the key issues that affect this proposal. This includes a review of the parking requirements for the established use and an acknowledgement of traffic regulation orders (i.e. yellow lines) in the area. It is also recognised that the proposal is within a suitable location where there is good access local facilities/services and sustainable forms of transport. Additionally, it is recognised that the parking survey undertaken by the developer highlights that there is sufficient on-street parking available in the area to cater for the additional residential units. On this basis and in light that the Head of Engineering has not raised a highway objection to the scheme, the proposal is compliant with the requirements of Policy SW11 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.

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 number R612-03 A1 received on 16.07.2021

Drawing number R612-04 A1 received on 23.08.2021

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

3. Before the development hereby permitted is brought into use, the ground floor bedroom window proposed within the eastern side elevation of the building shall be fitted with obscure glazing to level 3 or higher on the Pilkington scale of privacy or equivalent and any part of the window[s] that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan

4. The new window frames and door hereby permitted shall be constructed in timber and painted in a colour to match the existing window frames.

Reason - To ensure that the proposed development preserves the character and appearance of the conservation area and to accord with Policies CW1 and SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

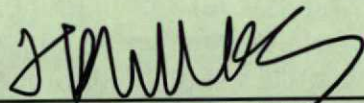
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/8/21