



PLANNING, DESIGN AND ACCESS STATEMENT

**PROPOSAL: REPLACEMENT OF EXISTING UNLAWFUL
WINDOWS WITH PROPOSED UPVC SLIDING SASH
WINDOWS**

SITE: 2A AND 3 JOHN STREET, MERTHYR TYDFIL, CF47 OAE

September 2023



1.0 Introduction

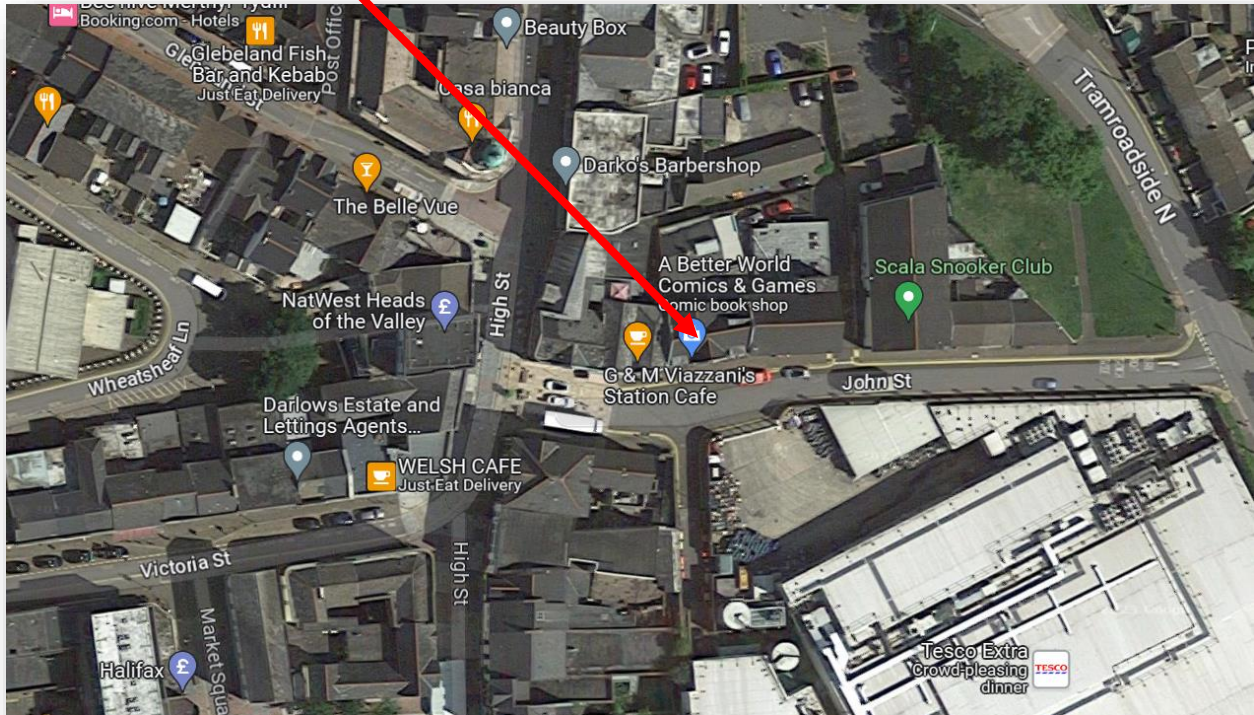
- 1.1 This Statement has been prepared by LRJ Planning Ltd to accompany this full planning application for the replacement of existing unlawful UPVC windows with UPVC sliding slash windows at 2A and 3 John Street, Merthyr Tydfil, CF47 0AE.
- 1.2 This Statement provides a planning analysis to demonstrate that the submitted proposal is acceptable in planning terms and in accordance with the relevant policy and guidance.
- 1.3 The application is supported by a site layout plan, full elevational plans along with technical details, which illustrate that the proposal is one that is acceptable.
- 1.4 The remainder of this Statement is structured as follows:
 - Section 2: Site Location and Description
 - Section 3: Background
 - Section 4: Development Proposal
 - Section 5: Planning Policy Context
 - Section 6: Design and Access
 - Section 7: Planning Analysis
 - **A) Character and Appearance**
 - Section 8: Conclusion

2.0 Site Location and Description

- 2.1 The application site comprises 2a and 3 John Street that is located within the Town Centre. The site falls within a designated Town Centre Conservation Area. The building is not listed, but is locally listed. The building itself is a three-storey Victorian building. The upper floors are used for residential purposes.



Figure 1 – Site location plan



2.2 Within the surrounding area the use of uPVC windows and doors within the immediate area is a common characteristic.

3.0 Background

3.1 A previous application (planning reference: P/15/0031) for the retention of uPVC windows to first floor front elevation was refused by the Council.

4.0 Proposal

4.1 Planning permission is sought for the replacement of the unlawful windows at first floor and the provision of sliding slash UPVC windows.



- 4.2 Further details of the elevations and technical details are provided in the submitted drawings accompanying this application.

5.0 Planning Policy Context

- 5.1 The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the Wales Spatial Plan, Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Development Plan for the local area.

Planning Policy Wales

- 5.2 Planning Policy Wales sets out the land use planning policies of the Welsh Government. This contains guidance for the preparation of Local Authority's development plans, development management, and sets out the WG commitment to creating sustainable developments.

Development Plan

- 5.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 5.4 Part 2 (Sustainable Development) of the Planning (Wales) Act 2015 says the following:

1. *This section applies to the exercise by the Welsh Ministers, a local planning authority in Wales or any other public body—
(a) of a function under Part 6 of PCPA 2004 in relation to the National Development Framework for Wales, a strategic development plan or a local development plan;*



(b) of a function under Part 3 of TCPA 1990 in relation to an application for planning permission made (or proposed to be made) to the Welsh Ministers or to a local planning authority in Wales.

2. The function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015 for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

5.5 The Merthyr Replacement Local Development Plan (RLDP) is the development plan for the purposes of the Planning and Compulsory Purchase Act 2004. The relevant policies are referred to below.

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

6.0 DESIGN AND ACCESS

6.1 The design related policies in the development plan identify that context and character are key considerations and that development in existing areas must respond to and respect inherent layout, density, scale, appearance, materials and access. The following sections provide an overview of the relevant considerations, which will be assessed in greater detail within the later Planning Appraisal section.

i) Layout and Density

6.2 No alterations to the internal layout are proposed.

ii) Scale

6.3 The scale of the building will be retained as it is.



iii) Appearance

- 6.4 The sliding slash UPVC windows and doors are of a high quality and will preserve the character and appearance of the dwelling and the wider Conservation Area.

iv) Materials detailing

- 6.5 The materials match the detailing of the uPVC windows approved on the front elevation of the dwelling, so will be in keeping.

v) Access and Movement

- 6.6 No alterations are proposed to the access arrangements.

vi) Community Safety

- 6.7 The proposal would ensure a continued presence within the building during all times of day and night that will help discourage crime and anti-social behaviour.

v) vii) Environmental Sustainability

- 6.8 The replacement of the windows will continue to help with the thermal efficiency of the building.

7.0 Planning Appraisal

- 7.1 This section seeks to highlight the main issues relevant to the determination of the application and assesses the scheme against the local and national planning policies and guidance referenced in section 5.0 above.
- 7.2 In formulating the proposal, special regard has been given to local and national planning policies.



A) Character and Appearance

- 7.3 The style and design of the windows and doors follows the detailing of the material that is in place at the front elevation of the dwelling previously approved.
- 7.4 Critically, as alluded to above the property falls within an area where neighbouring properties that all benefit from the uPVC. Within the Conservation Area, it is apparent that uPVC with similar profiles are prevalent.
- 7.5 It is proposed to replace the existing uPVC windows with a conservation approved UPVC box sash. The windows will completely mimic the original sash's that would have been installed when first built.
- 7.6 They will be Master Frame Authentic. It is understood that these windows have been installed in conservation areas including numerous London Borough's, Bristol, Bath, Devon and Cornwall.
- 7.7 The features of the frames are authentic include:
- deep cill narrow centre rail
 - run through horns
 - external putty line details to match original
 - matching staff bead detail
 - where needed astragal top sash as required for the left hand building
 - as the brochure does note “a conservation officers dream”
- 7.8 Within the Town Centre UPVC windows have been approved at:
- 16 High Street UPVC box sash
 - 106 Hight Street UPVC Box sash
 - 91 High Street standard UPVC casements



- 7.9 The proposed uPVC windows and doors will improve the thermal efficiency of the flats. Indeed, it is clearly the case that uPVC is wide spread throughout the Conservation Area.



- 7.10 Overall, the proposed development is of a high quality that preserves the character and appearance of the property and surrounding Conservation Area. The proposal is therefore compliant with local and national planning policy.

8.0 CONCLUSION

- 8.1 In summary, the proposal would involve the provision of a sustainable development that would be of a high quality scheme informed and influenced by its location and the scheme for sliding slash UPVC allowed at the front of the property.