

DELEGATED REPORT

Application No: P/20/0027

Site Address: 28 Edward Street
Treharris
CF46 5LF

Development: Convert part of ground floor to a 1 bed flat.
Proposal to include associated external works

Case Officer: Caroline Pulley

Site Visit: 5th February 2020

Application Expiry Date: 23rd March 2020

Consultation reply date expired: 20th February 2020

APPLICATION SITE

The application site comprises a two-storey detached building situated within the Treharris Conservation Area. The property is currently occupied by a uPVC glazing company but is known to have been historically used as a 'Post Office' sorting office. Its first floor is subdivided to provide a two bedroom flat, an office and a storage room.

The site is bound by residential properties to the north and west and is situated on the corner of two highways, being Edward Street to the south and Perrott Street to the east. The building has a rendered exterior with white uPVC windows. It is prominently located directly opposite the front elevation of Treharris Library, which is a Grade II listed building.

PROPOSED DEVELOPMENT

This application seeks full planning permission to convert part of the ground floor to provide a one bedroom self-contained flat. The scheme would involve minor alterations to the window and door openings located along the buildings rear and side elevations. Internally, it is proposed that the kitchen, canteen and old boiler room located to the rear of the building would be converted to provide a kitchen, lounge, bedroom and bathroom. The external alterations would involve the canteen window in the eastern elevation being changed to a doorway and the existing rear door being blocked up. The proposal also includes the provision of a small courtyard amenity area positioned alongside the eastern elevation of the building, which is to be enclosed by a new 2m high fence.

PLANNING HISTORY

There is no recent planning history relating to the application property.

CONSULTATION

Engineering and Traffic Group Leader: No objection

Planning Division's Conservation Officer: No objection.

Environmental Health Manager: No response.

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 representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) 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.

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 states '*The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding landscape.*' Paragraph 1.28 explains that there will be cases where a proposal will enhance the setting of a historic asset and this will be treated as a benefit resulting from the development'. (Paragraph 1.25)

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 – The Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Supplementary Planning Guidance (SPG) Note No. 5 – Nature Conservation

PLANNING CONSIDERATIONS

The issues to consider in the assessment of this application relate to whether the proposed conversion would be acceptable in principle and also whether the scheme would preserve or enhance the character and appearance of the Treharris Conservation Area. The impact of the scheme on the amenities of neighbouring properties and highway safety are also main considerations.

Principle of the proposed development

The application property is located within the settlement boundary and within an established residential area. Accordingly, the provision of new residential development generally accords with the objectives of Policy SW4 of the LDP.

Impact on the character and appearance of Treharris Conservation Area

As set out earlier in this report, the scheme proposes only minor alterations to the exterior of the building. Furthermore, no increase in the footprint of the building is proposed and the buildings facade would be retained. Whilst it is noted that some of the existing window and door openings would be modified, these openings are located on the less prominent elevations of the building. Furthermore, the Council's Conservation Officer has not raised any objections to the scheme.

Impact on neighbouring properties

The property which has the greatest potential to be affected by the development would be 43 Perrott Street which is located to the rear of the application building. In this respect, it is noted that a new entrance door would be inserted into the elevation which directly faces the highway of Perrott Street. Apart from the blocking up of a rear access door, there are no changes being proposed to the elevation which faces 43 Perrott Street. Also, the development would be located away from boundary with the property which adjoins the western part of the site (27 Edward Street).

Overall, on the basis that only minor changes are proposed to the building's fenestration arrangement and the extent of the building that would be retained in its current form, the change of use to provide a ground floor flat would have no adverse impact on neighbouring properties. It is also considered that the residential use would not be in conflict with the existing office/commercial use which would be retained. Both premises would maintain separate entrances and this kind of mixed use is both prevalent and encouraged in retail centres.

Highway safety

Access to the property would be from a pedestrian gate located along the eastern side elevation of the building. While noting that there is space for car parking within the site, the scheme does not propose to provide any means of dedicated off street car parking. This has been acknowledged by the Council's Engineering and Traffic Group Leader who has advised that although the development should provide a single dedicated car parking space, the site is situated within a sustainable location, with public transport links, local amenities and public car parks all within walking distance. As such, no highway objection

has been raised and the lack of additional off-street car parking provision in this case, is considered acceptable.

Conclusion

The proposal to convert part of the existing ground floor to a residential use would represent an acceptable and appropriate alternative use for the building. With limited and rather significant changes being proposed to the exterior of the building, the proposal would preserve the character and appearance of the Treharris Conservation Area and there would be no significant impact on the amenities of those living nearby. Finally, it is noted that there have been no highway objections raised to the scheme.

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

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.

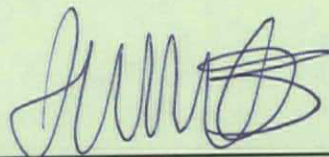
2. The development shall be carried out in accordance with the following approved plans and documents:

Sheet 3 - Proposed Floor Plan received on 27.01.2020

Sheet 4 - Section A-A and Proposed Elevations received on 27.01.2020

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

2/3/20