

DELEGATED REPORT

Application No:	P/25/0145
Site Address:	Unit 2 (Former Moktar) Three Salmon Street Merthyr Tydfil CF47 8DS
Development:	Alterations to shopfront including repositioning of doorway and new roller shutter
Case Officer:	Rebecca Owens
Site Visit:	27th May 2025
Application Expiry Date:	10th July 2025
Consultation reply date expired:	17th June 2025

APPLICATION SITE

The application relates to a commercial premises (café) within the settlement boundary. The site is within the town centre and as such in a mixed use area comprising of other commercial, retail and residential uses. It is also within the Town Centre Conservation area

PROPOSED DEVELOPMENT

Full planning permission is sought for alterations to shopfront. At present the shop front has a central doorway with windows on either side. It is proposed to relocate this to the right, in place of the existing window, with a smaller bi-folding window to the side. The existing doorway would then be blocked up. It is also proposed to replace the window on the left hand side with bi-folding doors

Alterations to the roller shutter are also proposed. At present the door and each window has its own individual roller shutter and it is proposed to replace these with a single larger roller shutter that would cover the entire shopfront. The roller shutter would be mounted externally with the shutter box projecting out from the face of the building

PLANNING HISTORY

The relevant planning history is summarised below:

P/00/0102	Retention of internally illuminated shop sign Refused planning permission on 10 May 2000.
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CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring 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 Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW10 Protecting and Improving Open Spaces
- SW11 Sustainable Design and Placemaking
- SW13 Protecting and Improving Local Community Facilities
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EcW3 Retail Hierarchy – Supporting Retailing Provision
- EcW5 Town and Local Centre Development

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 3, Shopfront Design
- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The application site is located within the Town Centre Conservation Area and Urban Character Area 1. As such regard has been had for Policy CW1 of the LDP and the impact of the proposal on the character of the area carefully considered. At present, the

shopfront is of a simple traditional design featuring decorative pilasters and has a symmetrical appearance with a central doorway and windows on either side. Whilst the pilasters would be retained, the proposal would reposition the doorway to create a blank central section and replace one window with modern bi-folding doors and the other window with a smaller bi-folding unit. This would result in the symmetrical composition being lost and replaced with a less appropriate arrangement and featuring modern doors and windows. In addition, it is proposed to replace the roller shutters that currently just cover the openings with a single larger roller shutter that would cover the entire shopfront and introduce a more bulky external shutter box. The proposed shopfront and roller shutter is therefore not considered to be either sympathetic or visually acceptable and would fail to either preserve or enhance the character of the conservation area. Indeed it is considered that it would have a harmful impact visual amenities and be contrary to policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of neighbouring occupants. However, given the nature of the works, which only result in changes to the shopfront, it is not considered that the proposal would have and harmful impact on residential amenities.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes an alteration to the shopfront, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

RECOMMENDATION: BE REFUSED for the following **REASON:**

1. The proposed shopfront and roller shutter by virtue of their inappropriate and modern design would be visually harmful and fails to respect the character of the Town Centre Conservation Area, contrary to Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 13.06.2025