

DELEGATED REPORT

Application No: P/20/0162

Site Address: 1 Bargoed Terrace
Treharris
CF46 5RB

Development: Renovation of building including new shopfronts, replacement of existing single storey rear extension with 2 storey extension. Change of use of first floor offices to two dwellings

Case Officer: David Cross

Site Visit: 27th July 2020

Application Expiry Date: 11th November 2020

Consultation reply date expired: 12th August 2020

APPLICATION SITE

This application relates to an existing commercial property, which accommodates three shops at ground floor and offices at first floor level. The building is situated in a prominent corner location at the heart of the Treharris Conservation Area with Cardiff Road to the north and Perrott Street to the east. On all other sides, the property is bound by adjoining shops that appear to have flats above.

PROPOSED DEVELOPMENT

Full planning permission is sought for the renovation of the building, which includes the installation of a new shop front, the replacement of the existing single storey rear extension with a two storey extension and the installation of new windows and new roof tiles. It is also proposed to convert the existing offices into two flats (a 2 bedroom and a 1 bedroom flat).

The new shop front would be of a traditional design incorporating painted low stall risers, fascia with cornices and new window frames that emphasise a vertical rhythm. A new shared front door would be provided on the eastern elevation (off Perrott Street) to serve the flats.

Internal works would be undertaken to the existing shops to create a more open-plan arrangement for each of the retail units, together with the blocking up of an existing doorway to create a new shared entrance to serve retail units 1 and 2. Unit 3 would continue to have its own entrance at the corner of the building.

The proposed two storey rear extension would have the same footprint at the existing extension and would measure 5.4m wide by 4m deep and 5.8m high with a flat roof. The extension would accommodate toilets at ground floor which form part of the retail units, with a bathroom and kitchen at first floor serving flat 1.

PLANNING HISTORY

There is no relevant planning history relating to this site.

CONSULTATION

Engineering and Traffic Group Leader	-	No objection.
Planning Division's Ecologist	-	No objection subject to a condition relating to enhancement measures.
Welsh Water	-	No objection subject to a condition relating to surface water drainage.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

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

- SW4 - Settlement Boundary
- SW11 - Sustainable Design and Placemaking
- CW1 - Historic Environment
- EnW1 - Nature Conservation and Ecosystem Resilience
- EnW4 - Environment Protection

Supplementary Planning Guidance (SPG):

- SPG 5 – Nature and Development, May 2015

PLANNING CONSIDERATIONS

Land use

The application site is located within the settlement boundary where new development is generally encouraged by policy SW4 of the LDP. The area is predominantly residential with a number of shops along the main highways, many of which include flats above. As

such, the conversion of the offices to residential use is acceptable in principle and would compliment the neighbouring properties.

Design approach

The existing shop front is of modern construction with aluminium framed windows and large fascia panels that appear out of proportion and overbearing with the rest of the elevation. Additionally, the glazing on the first floor windows are currently painted blue.

The installation of a new shop front that incorporates traditional features and proportions, together with the installation of new timber framed windows (at first floor level) and replacement roof tiles (to match existing), would greatly improve the appearance of the building and the quality of the street. Additionally, the proposed rear extension, given its discreet location, would not be visible from the main highway. As such, its modest design would have a negligible impact on the surrounding area

Overall, the design of the development is acceptable and would have a positive impact on the character and appearance of the Treharris Conservation Area. Therefore, the proposal complies with policies SW11 and CW1 of the LDP.

Residential amenity

The first floor element of the proposed rear extension has some potential to give rise to overlooking or overbearing impacts. In this regard, much of the land to the rear of the adjoining properties has already been developed with extensions and outbuildings, which results in very little amenity space remaining. What space is available is likely to be used by the commercial properties as small service areas. It is acknowledged that there already first floor windows on the rear elevation of the building. The proposed rear extension would not likely impinge on the amenities of existing residential units to any greater extent that may already exist. Furthermore, no objections were raised as a result of the publicity exercise. Therefore, the proposal complies with policy SW11 of the LDP.

Ecological impact

It was highlighted by the Planning Division's Ecologist that there are suitable habitats within the vicinity that may support bat activity, with roosts identified within 160m of the site. As such, a Preliminary Bat Roost Survey was undertaken to determine whether the existing rear extension (to be demolished) had any potential to support bats. It was concluded in the report that there was no evidence of bats utilising the building, despite three bats being recorded in the area. Furthermore, the survey report notes that the bat activity at the site was extremely low and that there is no vast amount of vegetation in proximity to the site that could be used for bat foraging or commuting. Accordingly, the survey report considers the proposed development to have no adverse impacts on bats. Enhancement features are proposed, which includes the installation of a bat box, two bat access slates and two sparrow bird boxes. These features can be secured by condition. It is acknowledged that the Planning Division's Ecologist has not raised any objection to the application. Therefore, the proposal complies with policy EnW1 of the LDP.

Highway implications

The change of use of the first floor offices to flats has some potential to impact the highway due to the general lack of off-street parking provision within the site. It is noted

that there is a small driveway, which serves a garage located in the western part of the site. However, this does not appear to be specifically allocated to either the former office use or the retail units. Whilst there are road traffic orders in place to prevent indiscriminate parking near the junction of Perrott Street, it is noted that there is some capacity for on-street parking in the general vicinity.

Given the size of the two flats (1 bedroom & 2 bedroom), normally two off-street parking spaces would be sought. However, it is considered that the parking needs of the proposal would not differ significantly from the previous office use. The site is also in a sustainable location being in close proximity to the main bus stop along Cardiff Road. Furthermore, it is acknowledged that the Engineering and Traffic Group Leader has not raised any highway safety concerns. Therefore, the proposal complies with 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.

For the above reasons, the proposed development is acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: **BEA PPROVED** 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 No. PL01 Rev B (Property as Existing and Proposed), received 09.10.2020

Bat Survey, Issue 1, Version D, received 07.10.2020

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

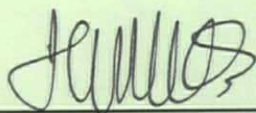
3. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason - To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment, in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. The development hereby approved shall be carried out in accordance with the recommendations as set out in Section 7 of the Bat Survey (Version D, received 07.10.2020) and the enhancement features as set out in Section 6 shall be implemented prior to the occupation of the flats in the locations as indicated on Drawing No. PL01 Rev B (received 09.10.2020).

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

21/10/20