

DELEGATED REPORT

Application No:	P/24/0217
Site Address:	1 Church Street Merthyr Tydfil CF47 0BA
Development:	Replacement of existing windows and doors in the rear and side elevations with white upvc
Case Officer:	Rebecca Owens
Site Visit:	25th September 2024
Application Expiry Date:	10th January 2025
Consultation reply date expired:	16th October 2024

APPLICATION SITE

The application relates to a vacant end of terraced property in the settlement boundary which has recently had permission to for use as a HMO. The site is located within the town centre boundary, Thomastown Conservation Area and Urban Character Area 2. It is also in close proximity to a number of listed structures. It is bound by a highway to the front and a gated lane to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought to replace existing windows and a door in the rear and side elevations as detailed below:

- It is proposed to replace five timber ground floor windows in the rear elevation with white upvc windows and also replace the door and fanlight above in white upvc.
- It is proposed to replace two first floor windows and two ground floor windows in the western side elevation which are currently timber with white upvc.

PLANNING HISTORY

The relevant planning history is summarised below:

P/23/0234 Change of use from offices (B1 use class) to House of Multiple Occupancy for up to 6 persons (C4 Use Class)
Granted planning permission subject to conditions on 29 February 2024

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 a site notice was 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

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

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW4 Environmental Protection
- EcW3 Retail Hierarchy – Supporting Retailing Provision
- EcW5 Town and Local Centre Development

Supplementary Planning Guidance (SPG) Notes:

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

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary and as such the development is acceptable in principle. In addition, due to the nature and scale of the proposal, which relates to replacement of fenestration, there would be no adverse impact on the town centre which would be contrary to Policies EcW3 or EcW5.

The main consideration of this application is whether the proposed upvc windows and doors would be an acceptable replacement of the existing timber units. In determining this, the impact on the character and appearance of the property itself, the wider street scene, the Thomastown Centre Conservation Area and Urban Character Area 2 must be carefully assessed. Policy CW1 highlights that proposals will only be permitted where they would preserve or enhance designated historic environment assets. Having regard to the

above, it is recognised that the proposal involves the replacement of timber windows with a modern upvc alternative. Whilst this does not strictly improve the character of the conservation area, it is noted that the windows and doors are located to the rear and side where they are not readily visible from public view and do not contribute to the character and visual amenity of the front streetscene. As such, it is considered that on balance there would be no significant harm on the conservation area as a result of the replacement fenestration and as such it is not deemed justified to refuse the application on such grounds.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants but as this application does not seek any new windows but simply to replace those that already exist, there would be no harmful impact. It is also noted that no representations were received following the publicity exercise.

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 the replacement of fenestration, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, it is noted that ecological enhancements have already recently been secured under the planning permission (P/23/0234) to change the use of the building, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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.

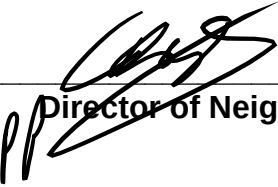
2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Proposed windows at 1 Church Street, Merthyr Tydfil, Drawing No. 2955C, Amended Plan, Received 18 September 2024

Drawing Title: Proposed windows at 1 Church Street, Merthyr Tydfil, Drawing No. 2955C 02, Amended Plan, Received 15 November 2024

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

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 19.11.2024