

DELEGATED REPORT

Application No:	P/21/0363
Site Address:	Treharris Nursery School Perrott Street Treharris CF46 5ER
Development:	Erect new canopy and install new front door with roller shutter
Case Officer:	Marlene Ferreira
Site Visit:	28th October 2021
Application Expiry Date:	13th December 2021
Consultation reply date expired:	11th November 2021

APPLICATION SITE

The application site relates to a large detached building, known as Treharris Community Centre, in the area of Treharris. The premises, which appears to have been extensively extended and altered overtime, is currently operating as a Community Centre and a Flying Start crèche. The premises can be accessed via a pedestrian access off Perrott Street and via a vehicular access off Edward Street. On-site parking spaces are provided to the rear of the premises (off Edward Street).

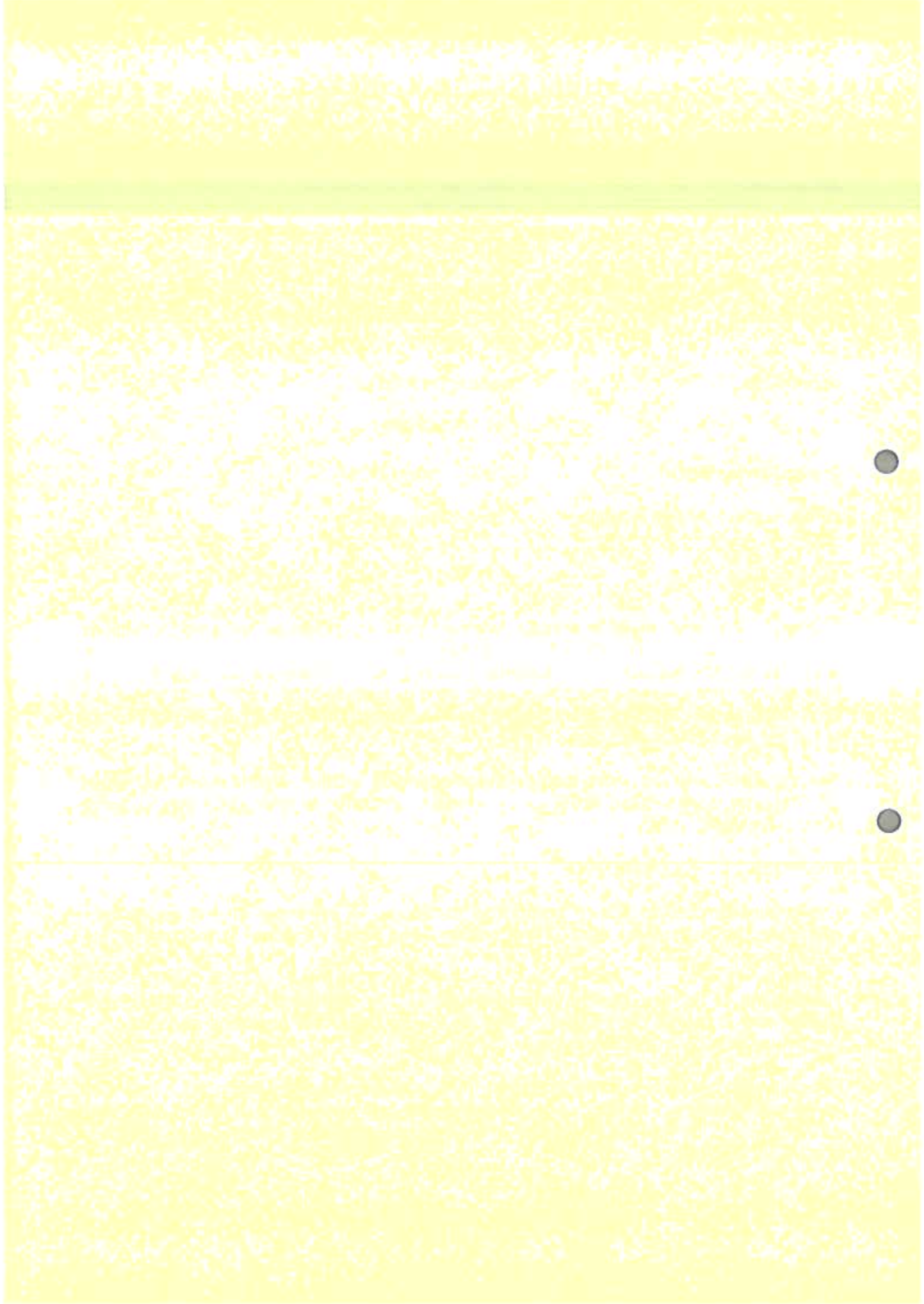
The application site lies within the settlement boundary – Other Growth Areas and within the Treharris Conservation Area, as designated within the Merthyr Tydfil Replacement Local Development Plan.

PROPOSED DEVELOPMENT

This application seeks planning permission to replace an existing door with a new door (with roller shutter) at the front of the property and erect a canopy to the rear of the property.

The existing UPVc door located to the front of the premises will be replaced with a new powder coated glazed coated door. A powder coated steel roller shutter is also proposed to enhance security measures at the premises.

The proposed canopy would be located to the rear of the premises, over what appears to be the main entrance into the crèche. It would measure 6 metres wide, 4 metres deep with a 2.75 ridge height. It would be finished in a green powder coated steelwork with a sloping opaque UV cladded roof.



PLANNING HISTORY

The Council's records do not show any other recent or relevant planning history which requires consideration under the assessment of this application.

CONSULTATION

Environmental Health Manager

No comment.

Council's Ecology Officer

No objection.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed in the vicinity of the site. No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

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

National Planning Policies

- Planning Policy Wales - Edition 11 (February 2021)

Local Planning Policies

- The Merthyr Tydfil Replacement 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

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed developments, would be acceptable in respect of their impact upon the character and appearance of the existing building and conservation area. The impact of the development upon residential amenity, ecology and highway safety are also important considerations.

Character and Appearance

The proposed new door and roller shutter would be finished in suitable materials and although sited on the front elevation of the premises, it would amount to a minor alteration. The new door would be installed within the existing opening. The roller shutter would result in the introduction of a roller shutter box projecting forward of the elevation. However, any projection would be minor given that the door is recessed. As such, these works would amount to a low key proposal, which would be viewed in context with other existing roller

shutters already installed on the building, i.e. the Treharris Community Centre entrance immediately next to it. Therefore, it is considered acceptable in this instance.

The canopy extension would be located to the rear of the premises. Whilst this would amount to a more substantial addition, it would be finished in appropriate materials, sited within a small courtyard, set back from the highway (Edward Street), and enclosed by buildings either side. Furthermore, since this side of the premises is largely enclosed by high stone walls, any views of the canopy would be significantly limited when viewing the building from Edward Street.

The proposed development is therefore considered acceptable and would not have a detrimental impact on the character or appearance of the premises or conservation area. As such, it would accord with LDP Policies SW11 and CW1.

Residential Amenity

The proposed development has been considered with regards to its impact upon the amenities of nearby occupiers. Due to the nature and siting of development away from other residential properties, the proposal would not adversely impact upon the privacy or amenities of nearby occupiers. As such, it would comply with LDP Policy SW11.

Ecology

In respect of ecology, the Council's Ecologist has concluded that survey work would not be required in respect of this proposal. However, in accordance with the Environmental Wales Act (2016) and Welsh Government Circular 'Securing Biodiversity Enhancements' (2019), the Council's Ecologist has requested that a bat box is installed. In this instance, given that the proposal would not have a detrimental impact upon protected species and relates to only small scale external alterations, it would not be reasonable to impose a condition to require the installation of a bat box.

Highway Safety

With regards to highway and pedestrian safety, it is noted that the development includes the replacement of an existing door and the erection of a canopy over an existing door. As such, no new entrances are proposed as part of this development. The proposal would not have a direct impact on the existing access arrangements or the on-site or on-street parking facilities within the immediate vicinity. As such, it would not give rise to highway safety concerns and would therefore comply with LDP Policy SW11.

CONCLUSION

The development, due to the reasons discussed above, is therefore considered acceptable and in compliance with the relevant policies and guidance.

Finally, 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 no: 001P, received 18th October 2021;
- Drawing no: 002P, received 18th October 2021;
- Drawing no: 004P, received 18th October 2021;
- Drawing no: 005P, received 18th October 2021;

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

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.
All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

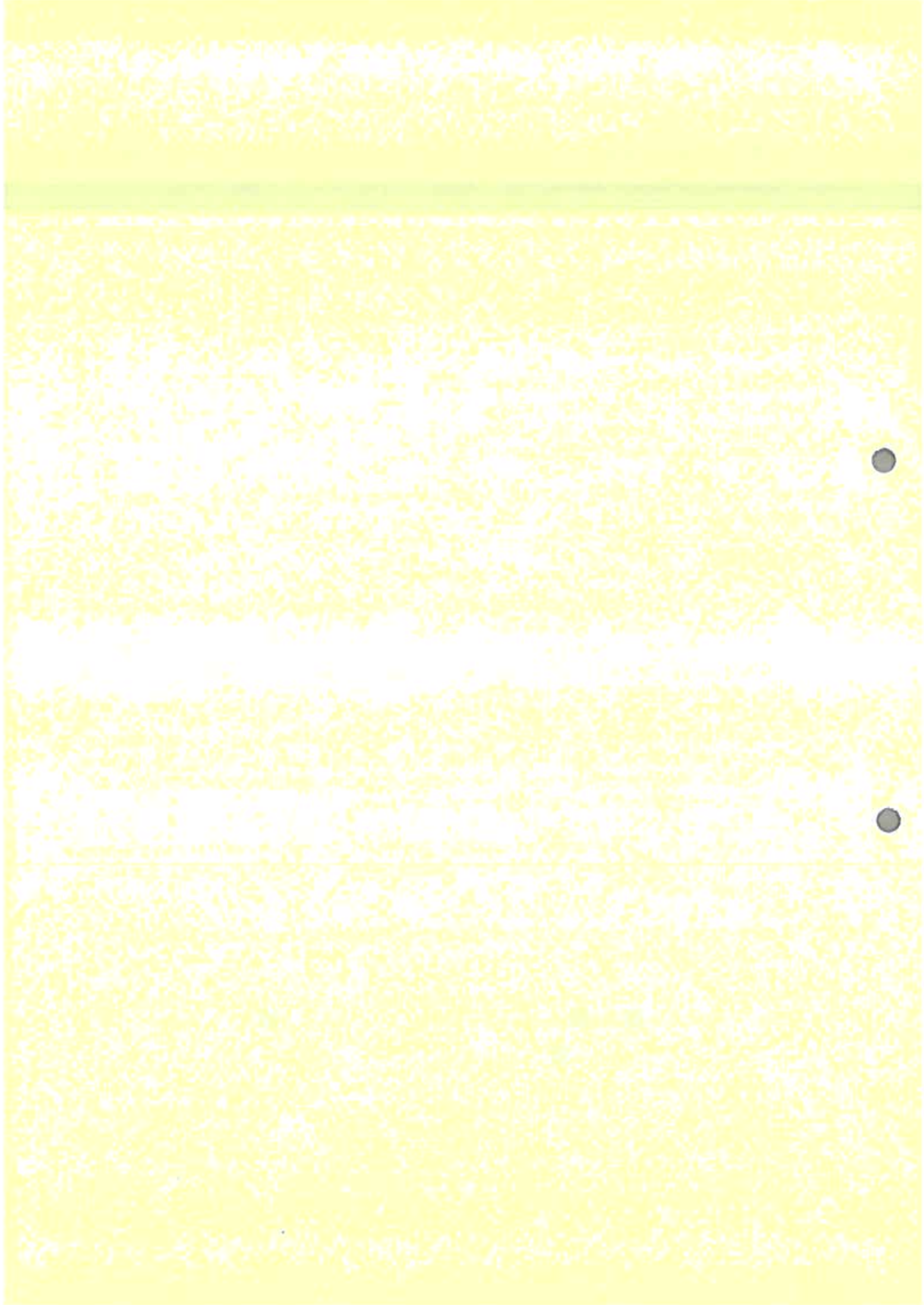
If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work should cease and NRW should be contacted immediately.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

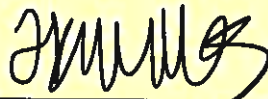
2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.



Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

29/11/21

