

DELEGATED REPORT

Application No: P/21/0377

Site Address: Dowlais Community Centre
Station Road
Dowlais
Merthyr Tydfil
CF48 3LW

Development: Siting of two timber sheds (one for a charity bookshop and the other for use by the Youth and Play Project)

Case Officer: Rebecca Owens

Site Visit: 10th November 2021

Application Expiry Date: 21st December 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a large detached community centre located in a generous curtilage which also contains a boxing club and charity bookshop. The site is in a mixed use area within Dowlais and whilst the site is elevated it is relatively flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the siting of two timber sheds within the curtilage of the community centre. One would be sited to the south of the existing boxing gym and the other would be sited to the north of the main building. Both would be on grassed areas of land.

The shed to the south of the boxing gym would be used in association with the youth and play project run by the community centre. The shed to the north of the main building would be used as a charity bookshop which in addition to selling books would also support the charity's education and literacy work.

The sheds would be of identical appearance. They would have a rectangular footprint 6.09m in width by 3.3m in depth and would have a mono-pitched roof with a maximum height of 2.23m to the front and a minimum height of 1.8m to the rear. The sheds would feature two windows and double doors within their front elevations. The elevations would comprise of timber shiplap and the roof would be covered with felt.

PLANNING HISTORY

The relevant planning history is summarised below:

- P/18/0272 Erection of emergency escape stairs, insertion of new glazed entrance and extension to existing internal mezzanine area
Granted planning permission subject to conditions on 1 October 2018
- P/18/0071 Insertion of 14 No. roof lights to existing roof and insertion of patio doors into building
Granted planning permission subject to conditions on 25 April 2018
- P/02/0321 Erection of two storey boxing gym, single storey fitness suite and single storey reception area
Granted planning permission subject to conditions on 4 October 2002

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, four 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 11, February 2021)

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 Community Facilities

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

- Note 4, Sustainable Design.

PLANNING CONSIDERATIONS

The application site comprises of a main building (with stone finish) and two smaller detached buildings (of a render finish and of different designs). Whilst the proposed timber structures would not be in keeping with the appearance of the existing structures on site, this is not uncommon for outbuildings such as sheds and it is not considered that their addition within the grounds of the community centre would appear out of place or discordant. Indeed ancillary structures such as these are found in the grounds of community facilities and similar uses. Furthermore, given their siting and the generous size of the site, they would not be readily visible from the public highway. As such, it is not considered that the proposal would harm the character of the main building or the visual amenity of the area in general. It is therefore found to comply with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenity of neighbouring occupants. In this respect it is noted that the sheds would be sited a significant distance from any neighbouring properties and as such they would not have any adverse impact on residential amenity and would accord with Policy SW11. It is also noted that no representations were received following the publicity exercise.

The sheds would be sited on land identified as open space. Policy SW10 of the LDP supports proposals that improve the quantity, quality or access to open space and notes that proposal that would have an unacceptable adverse impact on or result in the loss of open space will not be permitted. The proposal would result in a small area of open space being lost through the siting of the sheds (approximately 40 square metres). However, this would have a negligible impact on the open space as a whole and this must be considered against the positive impact of the structures in supporting this community facility. Indeed policy SW13 supports the enhancement of community facilities. Thus on balance it is not considered that it would be justified to refuse the application on the loss of open space.

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 Plans and Elevations, Drawing Number: OT-01 Rev A, Received on 26 October 2021

Drawing Title: Proposed Site Plan, Drawing Number: OT-03 Rev A, Received on 26 October 2021

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

RECOMMENDATION ENDORSED

A handwritten signature in black ink, consisting of several loops and a final horizontal stroke.

Head of Town Planning

DATE:

2/12/21