

DELEGATED REPORT

Application No: P/24/0279

Site Address: Six Bells Inn
Heolgerrig
Heolgerrig
Merthyr Tydfil
CF48 1RP

Development: Conversion from offices to bunkhouse

Case Officer: Rebecca Owens

Site Visit: 13th January 2025

Application Expiry Date: 10th February 2025

Consultation reply date expired:

APPLICATION SITE

The application relates to a part of the ground floor of the former Six Bells Inn. It is located in a mainly residential area (although the property also provides a beauticians) and is within the settlement boundary. The site is bound by the main highway through Heolgerrig to the front, other dwellings to the sides and benefits from a rear access.

PROPOSED DEVELOPMENT

A Certificate of Lawful Development is sought to ascertain whether the proposed change of use of the premises from an office (B1 use class) to a bunkhouse (C1 use class) requires planning permission. The submitted plans also include the insertion of two rooflights in the one of the south western roof planes which is not included in the description of development). No evidence has been provided indicating why the proposal is considered lawful. The application form merely states "Proposed change of use has been proposed under lawful development guidance".

PLANNING HISTORY

The relevant planning history is summarised below:

P/24/0172	Erect solar panels on the garage at the rear of Six Bells Inn Granted planning permission on 20 th August 2024
P/20/0192	Change of use from store room to Beautician's (sui generis) to include new shopfront Granted planning permission on 13 th April 2021
P/19/0303	Retention of garage Granted planning permission on 13 th January 2020

P/13/0026 Change of use from a public house at ground floor into two storage units and from one residential flat at first floor into two residential flats, a new garage to the rear, and erection of access gates to the rear
Granted planning permission on 24th July 2013

PLANNING CONSIDERATIONS

It is noted that this application seeks confirmation as to whether planning permission is required to change the use of part of the wider property from a business use (B1 use class) to a bunkhouse (C1 Use Class). Having examined the planning history relating to the former Six Bells Inn, it would appear that permission was granted in 2013 to convert the ground floor into two storage units which would fall within the B8 Use Class. A further application was submitted and approved in 2021 to change the use of part of one of the storage units into a beauticians which it would appear is still operating at the site. However, there is no record of an application being submitted to convert the ground floor from a storage use to an office within the B1 Use Class. However, it is recognised that this may have been undertaken under permitted development rights (permitted change to B1 Use Class subject to a total floorspace being no greater than 500sqm of floorspace in the building). Notwithstanding this, there is no permitted change of use from B8 (Storage and Distribution) or from B1 (Business) to C1 (Hotels) in Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995.

It is also highlighted that as part of the 2013 application, permission was also granted to convert the first floor of the property into two flats and for the erection of a garage. The decision notice included a condition which required this garage to be used only for purposes ancillary to the residential use of the flats to ensure that the parking requirements of the development were adequately met. However, it would appear that the garage was not built in accordance with the approved plans so a further application was submitted in 2019 for the retention of the garage as erected. This was subsequently granted permission but the garage was again subject to a condition which prevented it from being used at any time for any commercial or business purpose. As such, allowing the garage to be used in connection with the proposed Bunkhouse, which in essence is a commercial use, would also contravene this condition.

Finally, it is noted that the submitted plans include the insertion of two roof lights within one of the south-western roof planes. These have not been considered as the change of use itself is not permitted development.

Therefore a Certificate of Lawful Development (proposed use) cannot be granted.

RECOMMENDATION: BE REFUSED for the following REASON:

There is no permitted change of use from B1 (Offices) to C1 (Hotel) in Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) Order 1995.

RECOMMENDATION ENDORSED


Director of Neighbourhood Services

DATE: 16.01.2025