

DELEGATED REPORT

Application No:	P/21/0340
Site Address:	Goitre Coed Fach Farm Goitre-coed Road Treharris CF46 5BB
Development:	Conversion of barn to a dwelling and other associated alterations
Case Officer:	David Cross
Site Visit:	25th April 2021
Application Expiry Date:	19th November 2021
Consultation reply date expired:	21st October 2021

APPLICATION SITE

This application relates to an existing barn and animal pen located within the grounds of Goitre Coed Fach Farm. The property is situated approximately 60m north (to the rear of) of existing terraced properties along Goitre Coed Road. The farmhouse is located to the north-west of the barn and to the south is an adjoining agricultural building, of a typical metal clad construction. On all other sides are surrounding fields and woodland environments. Access to the site is via a narrow lane that serves Goitre Coed Fach Farm and links to Goitre Coed Road to the south.

The barn is of a stone work construction, which has evidently been modified over the years with some doorway and windows blocked up. The building also appears to have a replacement pitched roof constructed using metal sheets. The building does not appear to be in particularly good condition, with cracks evident in some walls. Some brickwork detailing around the doorways has also come away from the walls. There have been recent internal works carried out within the barn to reduce the ground floor to its original levels.

The animal pen adjoins the eastern side of the barn and appears to be set at a lower level with an enclosed courtyard. The animal pen comprises of a stonewall along the north and eastern elevations, with the front (south) elevation being constructed of block work, which includes a wide opening for access. The animal pen has a mono-pitched roof which is covered with metal sheeting.

PROPOSED DEVELOPMENT

Full planning permission is sought for the conversion of the barn to provide residential accommodation and the refurbishment of the animal pen to provide a storage area. It is proposed that a new slate roof would be constructed on the barn, which generally follows the profile of the existing sheet metal roof. It would also include the installation of three conservation style roof lights in each roof plane.

A new internal first floor level would be constructed, which would be supported by the existing barn structure. This would enable 3 bedrooms and a bathroom to be accommodated within the roof space. On the ground floor, an open plan kitchen and living space would be provided, along with a toilet and enclosed hall area.

On the western (front) elevation, the existing doorway would be altered to provide a window and an old doorway that is currently blocked would be opened up to form a new access into the barn. One of the existing windows would be blocked up and another would be altered so that it sits at a lower level, as a result of the first floor construction.

On the southern elevation, a former doorway would be unblocked and a new window installed within the opening. On the eastern (rear) elevation, the existing doorway, which has greatly deteriorated, would be lowered to accommodate the change to the internal ground level. It is proposed that all the new windows on the barn would have an aluminium frame and would be installed within existing openings. The main front door would comprise of vertical charred timber cladding and the rear door would have a large glazed panel.

The existing roof above the animal pen would be replaced with new profiled metal cladding. Whilst the ridge of the roof would remain as existing, it is noted that the eaves at the lower end would be raised by approximately 0.2m. The existing stonework walls would be retained and vertical charred timber cladding would be used to cover the exposed blockwork elevation, with a new timber double door provided within the existing opening.

In support of the application, a structural report has been provided, which reviews the current condition of the barn/animal pen and identifies necessary works to the building envelope to maintain its stability and address any repairs to the stonework.

PLANNING HISTORY

P/91/0555 - Conversion of farm building into dwelling including new porch.

Permission GRANTED on 03.12.1991

CONSULTATION

Head of Engineering and Highways	-	No objection
Ecology Officer	-	No objection subject to conditions relating to the timing of works, the provision of gaps in the fascia's for bats and details of any external lighting.
Welsh Water	-	No objection subject to a condition relating to surface water and land drainage.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site.

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

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040 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.

Planning Policy Wales (PPW), Edition 11, February 2021:

Para 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Para 3.6 highlights that development in the countryside should be located within and adjoining those settlements where it can be best accommodated in terms of infrastructure, access, habitat and landscape conservation. The development should be of a scale and design that respects the character of the surrounding area.

Para 4.0.3 seeks to ensure new development is designed in a way that minimises the need to travel, reduced dependency on the private car and enable sustainable access to employment, local services and community facilities. This is achieved through integrating development with sustainable transport and maximise the provision and use of sustainable forms of travel.

Para 4.1.43 – 4.1.56 set out the need to reduce the level and speed of traffic in new development, the provision of car parking and how this may be integrated into new development to minimise the reliance on cars. Transport assessments are also an important mechanism to determine anticipated impacts a development proposal may have.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

Technical Advice Note (TAN):

TAN 5: Nature Conservation and Planning, September 2009

TAN 6: Planning for Sustainable Rural communities, July 2010

TAN 12: Design, March 2016

TAN 18: Transport, March 2007

Local planning policy

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

- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW3 - Regionally Important Geological Site, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG 4: Sustainable Design, July 2013
- SPG 5: Nature and Development, May 2015

PLANNING CONSIDERATIONS

Land use

The application site lies outside of the settlement boundary and as such, the proposal constitutes countryside development as defined by policy SW4 of the LFP. Development in such locations can be supported in principle, where amongst other criteria, it relates to the re-use, adaption or replacement of rural buildings and dwellings. In this respect, the proposal seeks permission for the conversion of a barn into a single 3 bedroom residential property. At present, the barn is vacant and does not appear to be used for any particular purpose. The building is generally in a poor condition, with loose brickwork detailing in places and cracks in the stonework that require some repair work. The original barn roof seems to have been lost at some point and a metal sheet roof has been provided in its place, however it appears to be a temporary measure to prevent water ingress.

The conversion of the rural building would enable the structure to be repaired and brought back into beneficial use. The barn is located on the edge of the settlement boundary, close to existing residential properties situated along Goitre Coed Road. The barn would also be situated in a sustainable location, within walking distance of nearby shops, services and public transport, approximately 500m to the east of the site along Cardiff Road.

It is acknowledged that TAN 6 Planning for Sustainable Rural Communities (Section 3.2) supports the re-use or adaption of a rural buildings, where it respects the landscape, local building styles and materials. Furthermore, planning permission was previously granted (Ref P/91/0555) for the conversion of the barn to a single dwelling. Accordingly, the principle of the development is deemed to be acceptable.

Design approach

The conversion of the building would result in the overall improvement of its current condition. The provision of a new slate roof would likely reflect the original barn roof and the installation of the conservation roof lights would provide a subtle alteration that enable

the roof space to be utilised. The existing windows and doorways would be utilised to maintain the original character and appearance of the building, with some minor changes to accommodate the lower ground floor and new first floor level.

The adjoining animal pen would be appropriately converted into an external storage area to serve as an ancillary facility to the proposed dwelling use. It is noted that a new profiled metal roof would be provided with minor alterations to the eaves height. However, the general profile of the roof and its character would largely be retained. The use of timber cladding to cover up the exposed blockwork with timber doors would provide an appropriate material finish that compliments the character and appearance of the barn.

A structural report has been submitted in support of the application, which adequately demonstrates that the former barn and animal pen are both structurally sound and can accommodate the proposed conversion without the need for any substantial alterations or repairs.

The proposed alterations to the former barn and animal pen would improve the overall quality of the building and bring it back in to use, which would assist in its long term aftercare and maintenance. The development would largely retain the original features of the building, including roof profiles, window and door openings, brickwork detailing. The material finishes of the new windows, doors and the use of timber cladding would complement the rural characteristics of the building. As such, the overall design is acceptable and would not have an adverse impact on the character or appearance of the buildings or the surrounding area. Therefore, the proposal complies with policy SW11 of the LDP.

Amenity impact

The existing barn is located approximately 40m away from the rear garden areas of the terraced properties along Goitre Coed Road to the south. There is also an intervening agricultural building and a woodland area, which screens the development and prevents any overlooking or overbearing impacts.

The existing farmhouse is located approximately 12m to the north-west of the barn. Taking into account the separation distance and the south-west to north-east orientation of the barn, the development would not adversely impact on the amenities of the farmhouse, which is currently occupied by the applicant. Furthermore, it is acknowledged that no objections have been raised by local residents. Therefore, the proposal is acceptable and complies with policy SW11 of the LDP.

Highway implications

Access to the site is via a private access lane that currently only serves Goitre Coed Fach Farm. At the end of the lane, between the barn and the farmhouse is a large hardstanding/yard area that would be available for the parking of vehicles. The submitted plan indicates two parking spaces would be provided to the front of the barn with the remaining yard area being capable of providing sufficient parking for the farmhouse. There would also be sufficient room within the yard area to enable vehicles to turn and leave the site in a forward gear.

It is acknowledged that the Head of Engineering has not raised any objection to the modest increase in traffic movement that would be generated by the development. Nor

have any highway safety concerns been raised in regards to the use of the existing access road and its junction on to the main highway. Therefore, the proposal is acceptable and complies with policy SW11 of the LDP.

Ecological impact

Taking into consideration the condition of the barn and its surrounding context with grassland and woodland habitats with strong links to a wooded river and railway corridors, a Bat Survey Report was submitted in support of this application.

It was concluded in the report that three species of bats were identified in the area and although they did not appear to be using the barn, they were recorded using the surrounding area for foraging and commuting. The report notes that bats are not presently using the barn and it is deemed to have low potential to support the bats identified in the area. As such, the conversion of the barn to a residential property would not have a negative impact upon the favourable conservation status of bat species using the area. It is recommended in the report that 2 bat boxes be provided on the nearby trees within the vicinity of the barn and 1 bat box to be provided on the southern aspect of the barn. Additionally, 2 swallow nest cups are to be installed within the roof of the barn and 2 are to be located on nearby trees.

It is acknowledged that the Planning Division's Ecologist has not raised any objection to the development subject to conditions relating to the timing of works to avoid bird nesting and bat hibernation seasons, an external lighting strategy and details of the bird/bat boxes. As such, the proposal is acceptable and complies with policies EnW1 and EnW3 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: 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:

Dwg No. 1101 Rev F - Proposed Site Plan, received 17.02.2023

Dwg No. 1202 Rev E - Proposed Plans, received 26.01.2023

Dwg No. 1302 Rev E - Proposed Elevations, received 26.01.2023

Dwg No. 1401 Rev B - Sections A-A & B-B, received 09.12.2022

Bat Survey Report, received 22.10.2021

Structural Inspection Report, Doc Ref 1218030 Rev 7, received 09.12.2022

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

3. **Prior to works commencing on site**, details/samples of the roofing materials, windows/doors finishes and timber cladding, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. **Prior to works commencing on site**, details of the proposed conservation style roof lights shall be submitted to and approved in writing by the local planning authority. This shall include section details to demonstrate the installation of the rooflight shall be flush with the roof plane. All works shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. **Prior to works commencing on site** an Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. The management plan shall set out the following:

- Details for the provision of bird and bat boxes within the site and surrounding area, as set out in the Bat Survey Report (received 22.10.2022);
- details for the provision of gaps within the fascias, bargeboards and stonewalls to support bats;
- Timing of works to avoid the bird nesting and bat hibernation seasons.

All works shall be completed in accordance with the approved details prior to the residential occupation of the barn.

Reason - To provide biodiversity enhancements and minimise impacts on protected species, in accordance with Policies EnW1 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. **No external lighting shall be installed on the dwelling**, hereby approved, until a detailed lighting scheme has first been submitted to an approved in writing by the local planning authority. The lighting scheme shall demonstrate that dark corridors for bat foraging/commuting will be maintained and that the access points to bat boxes remain unilluminated. The lighting scheme shall be carried out in accordance with the approved details.

Reason - To protect the natural environment and important habitat in accordance with Policies EnW1, EnW2 and EnW3 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

8. The parking spaces and turning area as illustrated on the Proposed Site Plan (Dwg No. 1101 Rev F) shall be provided prior to the occupation of the dwellinghouse hereby approved and shall be retained for such purposes at all times thereafter.

Reason - To ensure that there is adequate off street parking provision in the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

9. Notwithstanding the provisions of schedule 2, part 1, classes A & D of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no extensions, improvements or alterations to the dwellinghouse or store building shall be carried out, other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

10. Notwithstanding the provisions of schedule 2, part 1, class B of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no roof alterations, dormer windows or roof lights shall be carried out on the dwellinghouse or store building, other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

11. Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no buildings shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected other than those expressly authorised by this permission.

Reason - In the interest of visual amenity and to protect the character of the countryside in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

20/2/23