

DELEGATED REPORT

Application No:	P/21/0245
Site Address:	The Green Flats The Green Trefechan Merthyr Tydfil
Development:	Construction of a new pitched tiled roof over existing flat roof
Case Officer:	Caroline Pulley
Site Visit:	12th July 2021
Application Expiry Date:	8th September 2021
Consultation reply date expired:	9th August 2021

APPLICATION SITE

This application relates to a prominent three-storey building, which accommodates a number of commercial premises at ground floor and a number of flats at first and second floor level. The site is surrounded by residential properties to the north and west. However, the building does not directly adjoin the boundary of any residential property. The front of the building overlooks a central green area and the back of the building faces onto a narrow service lane and a row of garages.

PROPOSED DEVELOPMENT

This application seeks planning permission to construct a hipped roof over the existing flat roof which covers the main building. The new roof would measure 11.4m to the ridge when viewed from the front and 13m in height when viewed from the south. It is proposed that the roof would be covered with a Marley clay tile (Colour - Grey Sandfaced)

PLANNING HISTORY

P/14/0346	Installation of new shop fronts, removal of existing canopy and associated renovation works to existing retail units and flats. Approved – 12.02.2015
P/13/0061	Installation of new roller shutter and alterations to shop front (units 4-5). Approved - 10.04.2013
P/11/0132	Installation of new shop front and roller shutter (unit 4-5). Approved 06.09.2011
P/11/0097	Change of use of existing shop to fish and chip shop, installation of

new shop front, installation of flue to rear of building, creation of new ramped access and other external alterations (unit 1).
Approved - 18.08.2011

P/04/0235 Retention of security shutters.
Approved - 08.07.2004

P/99/0020 Alterations to shop front (unit 4-5).
Approved - 11.03.1999

CONSULTATION

None undertaken with this type of application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, three site notices were displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National 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) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TAN to this application is as follows:-

TAN 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development, and social inclusion at every scale throughout Wales.

Local Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking
Policy EnW4 – Environmental Protection
Policy EnW1 – Nature Conservation and Ecosystem Resilience
Policy EnW2 – Internationally and Nationally Protected Sites and Species
Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the new pitched roof would be acceptable in terms of its impact upon the character and appearance of the building and the surrounding area and residential amenity. The potential impact of the proposed roof changes upon protected and priority species is also a consideration.

In terms of visual amenities, the height, mass and scale of the proposed roof would be in proportion with the existing building. Additionally, as there are a number of hipped roof properties in the area, the shape of the roof would not be out of keeping with other buildings in the locality. Notwithstanding this, the line of the building is curved. As such, the roof tiles would need to be overlapped and cut to size in a sympathetic manner. To ascertain whether or not this would be achievable, a photo example of a similar type roof was requested. While the planning system clearly cannot control the workmanship of a development, the examples provided by the agent demonstrate that a sympathetic tiled roof covering can be achieved on this type of building. Therefore, the proposed development is deemed to have an acceptable impact on the visual appearance of the building and the surrounding area.

In terms of residential amenity, the building is offset from the garages and residential properties to the south-west by over 20m. At this distance, the proposed increase in roof height would not cause adverse overbearing or overshadowing impacts. Similar distances are maintained between the building and the residential properties to the north-west. While it is recognised that the new roof would form a visible feature from neighbouring properties, given the existing height of the building, it is not considered that the addition of the pitched roof would be visually overbearing. It is also noted that the new roof addition would not contain any skylight windows. As such, in this respect, the proposal is acceptable.

Turning to ecology, following a request from the Council's Ecologist, a Bat Survey report has been submitted with the application. On review of this report, the Council's Ecologist raises no objection to the scheme subject to all works being implemented in accordance with the report and the enhancement measures, which include bat access tiles and bird boxes, being implemented in accordance with the details and all bat and bird boxes being marked on the submitted drawings. This could be controlled by way of a condition.

To conclude, the proposed development is acceptable and would not adversely impact upon the character or appearance of the premises, nor would it be deemed detrimental to residential amenity or ecology. The proposal is therefore considered acceptable and would comply with the relevant policies.

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:

Proposed Elevations Drawing number 21001 Rev P01 received on 14.07.21
Cross Section & Details Drawing number 21002 Rev P01 received on 14.07.2021
Proposed roof plan Drawing number 20003 Rev P01 received on 14.07.2021
Proposed Top Floor Plan received on 14.07.21
Bat Survey Report and email received from applicant's ecologist on 20.01.22

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.

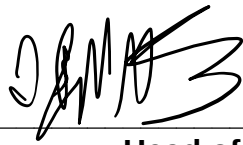
Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

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:

25/1/22