

Design and Access Statement

Change of Use of Existing Dental Clinic to a Café and a Single Residential Dwelling at 4 Bridge Street, Troedyrhiw, Merthyr Tydfil

Prepared on Behalf of Mr M Jones

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1. Introduction

- 1.1 This Design and Access Statement has been prepared in support of the full planning application for the change of use of the existing health centre to a Café and a single residential dwelling at 4 Bridge Street, Troedyrhiw.
- 1.2 This Design and Access Statement has been produced by Fableholdings, to explain the design rationale and accessibility of the design proposal to set out the main planning considerations for the proposal.
- 1.3 This Design and Access Statement has been prepared in accordance with section 4 of the Planning and Compulsory Act 2004 and provides supporting information to the planning application. This statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales Framework, the Merthyr Tydfil Local Development Plan (LDP) and the relevant supplementary planning documents.

2. Site Location and Context



1. The application site is located on the corner of Bridge Street, opposite the primary school, in the village of Troedyrhiw.



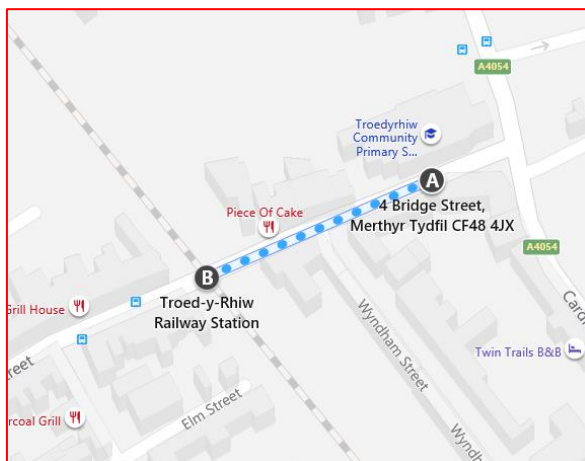
2. The existing elevation to Bridge Street is characterised by Edwardian styled frontage and dental clinic frontage which is currently out of use.



3. The property has an adjacent side lane providing access to the back of the property.



4. The street scene is characterised as a mix of Edwardian/Victorian styled commercial/residential institutions and terrace



5. The premises is located within 1 minutes walking distance of Troedyrhiw train station and a Bus stop.

3. Planning History

- 3.1 Planning permission was granted in respect of a 1999 replacement flat roof and security grids and gates to front elevation.

4. Planning Proposal

- 4.1 The application site comprises a former bank building that is now in a D1 dentist clinic use. The proposal is for change of use so that the application site can be adapted to a Café and a single residential dwelling.
- 4.2 The ground floor will form the café, while the first floor would comprise the single dwelling.
- 4.3 The proposals include re-introducing a side door to provide external access to the first floor, without the need to move through the property.

5. Considerations

- 5.1 The relevant policies against which to assess this proposal are contained within the Planning Policy Wales Framework and the Merthyr Tydfil LDP (2006-2021). The main planning considerations raised by this planning application are:
- a. Principle of Development
 - b. Impact on character and appearance of local Area
 - c. Transport methods
- 5.2 These matters are considered in more details in the following paragraphs.
- a. Principle of Development**
- 5.3 Policy SW13 aims to protect and improve local community services and facilities. It states that planning will be refused for proposals which would result in the loss of a community service. Although the dental clinic may not apply under those rules, it is clear that the community may have to find alternative dental surgery's in other villages. It must be noted that the previous dental practice has relocated to 11 Bridge Street, Troedyrhiw, thus the service will not be removed from the community.
- 5.4 The Merthyr Tydfil LDP review report (2016), states that as of 31st March 2015, 1536 out of the anticipated 3,800 dwellings required by the strategy had been delivered. Whilst

this represents a significant number of dwellings, the level of delivery is below that which is required to meet the requirements of the strategy. It is clear from the report that there is shortfall in housing supply. The proposed change of use is therefore fully in accordance with the Merthyr Tydfil LDP strategy.

- 5.5 The change of use of the existing dental clinic is clearly in accordance with national and local policy.

b. Impact on character and appearance of local Area

- 5.6 Bridge street consists of a mix of building types including residential, business, shops and public houses, all of which are not included within the conservation area.
- 5.7 The proposals are seeking to conserve the external appearance to the front, which are the key features within the existing street scene. The appearance will be retained, aligning with the Supplementary Planning Guidance Note No 3 Shopfront Design.

c. Transport methods

- 5.8 There is no current parking mechanism for the dental clinic. It is encouraged that residents of the dwelling would take advantage of transport links in close proximity to the property i.e. the railway station and the bus stop.

6. Conclusion

- 1.4 This Design and Access Statement has demonstrated that the application proposal for the change of use of the existing dental clinic to a café and a single residential dwelling at 4 Bridge Street, Troedyrhiw is fully compliant with the policies set out in the Planning Policy Wales Framework, the Merthyr Tydfil Local Development Plan (LDP) and the relevant supplementary planning documents.