

DELEGATED REPORT

Application No: P/20/0059

Site Address: 25 Park Place
Penydarren Road
Merthyr Tydfil
CF47 0DJ

Development: Change of use of two/three storey property from 3 No. self contained residential units into a single 3 bedroom dwelling with storage facility at lower ground floor level

Case Officer: Rebecca Owens

Site Visit:

Application Expiry Date: 27th April 2020

Consultation reply date expired: 25th March 2020

APPLICATION SITE

The application relates to a mid-terraced property located within the settlement boundary and Town Centre Conservation Area. The property is two storey to the front and three storeys to the rear and whilst it is currently vacant it previously comprised of three self-contained flats. The site is bounded by a highway to the front, lane to the rear and other properties on either side.

PROPOSED DEVELOPMENT

Full planning is sought to change the use of the property from three self-contained flats into a single dwelling. This would comprise of three bedrooms and a bathroom at first floor level, a living room, sitting room kitchen-diner and W.C. at upper ground floor level and a utility/storage room at lower ground floor level. No external alterations would be required to facilitate this change of use. However, minor repairs and refurbishment of the building are proposed which include:

- replacing windows with windows of a similar design and finish
- Re-rendering and painting to match existing
- Repair/replacement of existing roof with the existing slate finish retained
- Replacement/repair of rainwater goods on a like for like basis.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering & Traffic Group Leader - No objection

Environmental Health Manager No objection subject to conditions

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site.

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

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
- SW11: Sustainable design and place-making
- CW1: The historic environment

PLANNING CONSIDERATIONS

Whilst an application has been submitted to convert this property from three self-contained residential units into a single three bedroom dwelling, it is noted that this can be done without the benefit of planning permission. However, an application has been submitted for consideration and it has been assessed as follows.

The application site is located within the settlement boundary where the principle of the development is acceptable. As noted above, it also lies within the Town Centre Conservation Area and as such the impact of the development on the character of the conservation area is an important consideration. The proposal would retain the residential use of the property in an area characterised by a mixture of uses including dwellings and residential flats. As such the proposed use would not be inconsistent or out of place. Furthermore, the external appearance of the property would remain largely unchanged with the exception of minor repairs and refurbishment of the external elements. This would in fact have a positive impact on the appearance of the building and in turn the character and appearance of the area, bringing a run down and unattractive property back into good repair and indeed a vacant building back into use. As such the proposal would improve the visual amenity of the street scene and the character of the Conservation Area.

Regard has also been had for the impact of the proposal on the residential amenity of the surrounding occupants. In this respect it is noted that the use of the property would remain residential and as such it is not expected that there would be any additional noise and disturbance to the adjoining properties. Whilst no significant external works are proposed which would impact on neighbouring occupants, it is acknowledged that due to change in layout, the existing windows would serve different rooms. In addition, it is noted that the windows in the main rear elevation and the north eastern elevation of the rear annexe are in close proximity to the windows in the main rear elevation and side annexe of

the adjoining property known as 26 Park Place. Indeed, the annexe windows face directly towards the side elevation of this neighbouring property's rear annexe, which also contains windows. However, the close proximity of these properties and their windows is an arrangement which already exists. Furthermore the proposed layout change would not greatly alter the windows in terms of serving habitable rooms or non-habitable rooms with the greater change being the side window at upper ground floor level which would serve a kitchen/diner as opposed to a bathroom. Notwithstanding this, the change in layout and indeed the change of use of the property to a single dwelling, can be undertaken without planning permission. Thus it would be unjustified to refuse the application on the grounds of overlooking or loss of privacy. It is also noted that no representations were received following the publicity exercise.

Whilst it is acknowledged that the Environmental Health Manager has requested some conditions, it is not considered that these are necessary given the scale of the proposal and as it can be undertaken without the benefit of planning permission.

It is acknowledged that the proposal does not include any designated off street parking to serve the proposed dwelling. However, the three flats which currently occupy the building are also without any onsite parking. The change of use is not likely to generate a greater parking need than the existing use and as such no objection is raised in terms of parking or highway safety. In this respect it is noted that the Engineering and Traffic Group Leader has not raised any objection to the proposal.

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:

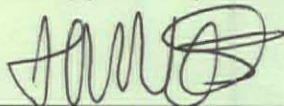
1. The development shall begin not later than five years from the date of this decision.

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 floor plans, Drawing Number: 1025(11)19

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

09/04/20