

DELEGATED REPORT

Application No:	P/23/0086
Site Address:	Merthyr Motor Auctions Red Barrel House Pant Road Dowlais Merthyr Tydfil
Development:	First floor rear extension
Case Officer:	Marlene Ferreira
Site Visit:	20th April 2023
Application Expiry Date:	5th July 2023
Consultation reply date expired:	27th April 2023

APPLICATION SITE

The application site relates to an existing vehicle auction business, Merthyr Motor Auctions (MMA), located in the area of Dowlais. The auction business covers a large area made up a main building located in the upper yard and parking/valet/storage areas located in the upper and lower yards. This application specifically relates to the main building in the upper yard. The site can be accessed via the main entrance, off Pant Road to the north or via the secondary access, off Victoria Street to the south.

The auction building sits almost 40 metres away (at it closest point) from Pant road (located to the west) and alongside a cliff face, located to the east and north, with properties significantly elevated above, at Beacons View, Brynwyn Street and Wern Street. It is surrounded by courtyard/driveway areas to the south, west and north (beyond the cliff face).

The site lies within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the construction of a first floor extension, to the rear (east) elevation of the existing building, together with an external staircase to its side.

The extension would be sited above a recently approved ground floor extension, which provides a lobby, WC and storage area. It would have a maximum width of 4.6 metres, a maximum depth of 14 metres, with a 6.1 metre ridge height. It would be finished in render.

PLANNING HISTORY

This site has extensive planning history, the most recent of which are listed below:

P/22/0107 – Single storey extension – Approved: 8th June 2022

P/21/0008 - Excavation of embankment to provide extended car parking area – Approved: 15th April 2021

P/20/0262 - Removal of condition H attached to appeal decisions APP6410/C/95/508749 and APP6410/C/95/508750, which currently restricts the use of the floodlighting (Removal of Condition Application) – Approved: 3rd September 2021

P/13/0074 - Retention of 2 No. lamp-posts housing CCTV cameras and Public Announcement System – Approved: 02nd May 2013

P/12/0022 - Demolition of existing part of building and erection of new two storey extension
- Approved: 05th April 2012

CONSULTATION

Engineering and Highways Manager	No objection
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Ecologist	No objection
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Environmental Health Manager	No objection
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PUBLICITY

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

No letters of objection were received following 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) - 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.

- 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 Planning Policy

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

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW4 – Environmental Protection

Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

PLANNING CONSIDERATIONS

The main issues to consider when assessing this application relate to whether the proposal in this location is acceptable in principle, and whether it would have an acceptable impact on the character and appearance of the existing premises and the wider area. The impact on the amenity of neighbouring residents, ecology and highway safety are also important considerations.

Principle of Development

The application site is located within the settlement limits and within the curtilage of the existing business. Therefore, the principle of erecting a first floor extension on the site is acceptable and would accord LDP Policy SW4.

Character and Appearance

The proposed extension would be located to the rear of the existing main building and adjacent to the cliff face, which forms the eastern boundary of the site. As such, it would not be readily visible from the surrounding area and it would not have an adverse impact on the appearance of the existing building or the wider area. It would be of an acceptable design, which follows the footprint of the recently approved ground floor extension and it would be finished in matching materials to the existing building, which comprises of steel cladding and render. Therefore, it would not appear disproportionate or unsympathetic when viewed in context with the existing development. As such, the proposed extension would amount to acceptable addition and would accord with LDP Policy SW11.

Residential Amenity

Regard has been had for the impact of the development upon the amenities of surrounding residents. Having noted the siting, scale and use of the proposed extension, combined with its distance from the residential properties, which are significantly elevated

above the application site, it is not considered that the proposal would have any harmful impact upon the privacy or amenities of neighbouring occupiers. Therefore the relationship between the development and the neighbouring properties is acceptable. Therefore the proposal accords with LDP Policy SW11.

Ecology

The development has been considered by the Council's Ecologist, who has not raised any concerns with the proposal. In this regards, no adverse impacts on protected species or habitats been highlighted. The proposed development would therefore accord with LDP Policy EnW1. However, enhancement works, comprising the installation of a bat box to the eastern elevation of the extension, has been requested in line with the Environment (Wales) Act 2016, which can be secure as a condition.

Parking and Highway Safety

The proposed extension seeks to provide an additional storage area with WC and would be sited at first floor level, above an existing extension. As such, the proposal would not increase the demand for on-site parking or result in the loss of car parking/manoeuvring areas within the business site. It would therefore not have any adverse impact upon parking provision or highway safety. The Head of Engineering and Highways has not objected to this proposal. Therefore, the proposal accords with LDP Policy SW11.

CONCLUSION

The proposed development, for the reasons discussed above, is deemed to be acceptable and should therefore be approved.

Finally, I have considered 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"). In reaching this decision, I have taken into account the ways of working set out at section 5 of the WBFG Act and I consider that this decision 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:

- Drawing no: MMA FF Extension 04D, received: 10th May 2023;
- Drawing no: MMA FF Extension 05D, received: 10th May 2023.

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

3. Prior to the beneficial use of the extension hereby approved, details of a single bat box and its siting on the eastern elevation of the extension, shall be submitted to and approved in writing by the Local Planning Authority. The bat box shall be erected in accordance with the approved details prior to the extension being brought into use.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

P.P.

DATE: 30.06.2023