

DELEGATED REPORT

Application No: P/22/0071

Site Address: 56 Hylton Terrace
Bedlinog
Treharris
CF46 6RG

Development: Change of use from dwelling to dwelling and holiday let

Case Officer: Caroline Pulley

Site Visit: 29th March 2022

Application Expiry Date: 9th May 2022

Consultation reply date expired: 19th April 2022

APPLICATION SITE

The application site relates to an end terraced property located within the residential area of Bedlinog. The property is set back from the highway by a small courtyard garden. Its side elevation abuts a narrow access lane and features a small lean-to canopy structure, which ties into the side boundary wall. To the rear, the property appears as a three-storey dwelling. It features a large three-storey rear extension and two small lean-to conservatories. Like many properties in the area, there is no off-street parking provision within the curtilage. The surrounding area is predominately residential in character. However, there is a convenience store located adjacent to the northern edge of the side access lane.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission to change the use of the dwelling to a dwelling and a holiday let. The holiday let is located on the lower ground floor of the property. The submitted floor plans show the conversion has been undertaken without any external alterations being made to the building. Inside the accommodation is laid out to provide a lounge, bathroom and living space. No off-road parking provision is proposed as part of the application.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

Head of Engineering: No objection.

Bedlinog Community Council: No response.

PUBLICITY

In accordance with the Town and 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

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 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

Policy EcW7 – Tourism, Leisure and Recreation Development

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Conservation

PLANNING CONSIDERATIONS

The main issues to consider in the assessment of this application relate to whether the principle of the development is acceptable in this location and whether it would be an appropriate development in respect of its impact upon the character and appearance of the area, the residential amenity of neighbouring properties, parking provision and highway safety.

Principle of Development

The development seeks to change the use of a residential dwelling to a mixed use comprising a dwelling and a holiday let. Given that the property lies within the settlement boundary and the proposal seeks to continue to provide a residential use (albeit of a different nature), it would be acceptable provided it complies with other relevant policies. The proposed development, in principle, would therefore comply with Policy SW4 of the LDP.

Policy EcW7 relates to tourism, leisure and recreation development. This states that within settlement boundaries development of this nature is generally supported, where they satisfy the Local Development Plans other policies.

Character and Appearance

The change of use has not involved any alterations to the exterior of the property. Therefore, this proposal in terms of visual impact does not have an adverse impact on the appearance of the property or the character of the wider area. As such, the proposal complies with Policy SW11 in this respect.

Residential Amenity

In terms of the impact on residential amenity (i.e. noise and disturbance and overlooking from existing windows) it is not considered that the proposal would be significantly different to the existing use. There would be no additional overlooking from the conservatory windows. It is accepted that the use of the lower ground floor as holiday accommodation may result in some additional noise and disturbance caused by the comings and goings of guests and their activities and it is recognised that people behave differently when on holiday. However, the use of the building would be fundamentally residential in a nature and given the modest size of the holiday accommodation, it would only be able to accommodate a limited number of guests. Therefore, it should not generate noise and disturbance significantly greater than that of a single dwelling. Furthermore, the responsibility for dealing with anti-social behaviour is shared between a number of agencies, particularly the Police, local authorities (e.g. Public Health and Protection) and landlords. The proposed development therefore complies with Policy SW11 in this respect.

Parking and highway safety

In respect of parking and highway safety, it is noted that the holiday let is not proposed to be served by any on-site parking. The site however, lies in a sustainable location, being located within walking distance of the local shop. It is also served by public transport (and is sited within walking distance of a bus stop). As such, in the absence of on-site car parking to serve the holiday let or dwelling, the Head of Engineering has not raised any

highway safety concerns and has therefore not objected to the application. The proposal would therefore be in accordance with Policy SW11 of the LDP.

Conclusion

The change of use of the property from a residential dwelling to a residential dwelling and holiday let does not result in a harmful impact to the character and appearance of the surrounding area. Further, whilst an intensification of use may occur at the property which could result in some additional impact upon amenity standards currently enjoyed by surrounding residents, any additional impact would be minimal and would not be significantly harmful to warrant the refusal of the application. Finally, the change of use would not have a significant impact on pedestrian or highway safety in the vicinity.

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

CONDITIONS:

1. The development shall be carried out in accordance with the following approved plans and documents:

Proposed floor plan received on 14.03.22

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

INFORMATIVES

1. The developer shall obtain all other necessary consents **BEFORE** works commence including BUILDING REGULATION approval.
2. 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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

19/5/22