

DELEGATED REPORT

Application No: P/24/0202

Site Address: Webster House
Dynevor Street
Georgetown
Merthyr Tydfil
CF48 1BA

Development: Installation of temporary roof covering

Case Officer: Rebecca Owens

Site Visit: 4th September 2024

Application Expiry Date: 17th October 2024

Consultation reply date expired: 25th September 2024

APPLICATION SITE

The application relates to the site of the former Merthyr Rugby Club situated on the outskirts of Merthyr Tydfil Town Centre. The two-storey building is prominently located on the junction of Dynevor Street and Aberdare Road and is located directly opposite the side entrance of the central fire station. Its front elevation is stepped back from the edge of the pavement by approximately 4m and is enclosed by a low brick wall/metal railings and a set of metal gates. Its north-western side elevation faces towards Aberdare Road and abuts a car parking area surrounded by weld mesh fencing. Beyond the fencing and outside the boundary of the site is a small grass verge and some trees, which help to screen the building from the road.

PROPOSED DEVELOPMENT

Full planning permission is sought for the Installation of temporary roof covering.

The building has as an unusual roof design and planning permission P/21/0382 included the recovering of the roof with profiled concrete tiles in a grey colour. This work has been completed on the southern roof plane but the northern roof plane, whilst having been stripped of the previous roof covering, has not yet been recovered. Permission is now being sought for a temporary roof covering on this side of the roof comprising of plastic coated steel profile sheets in a grey colour.

PLANNING HISTORY

The relevant planning history is summarised below:

P/24/0154 Discharge of condition 3 (materials) of planning permission P/21/0382

P/21/0382 Proposed front and side extensions, rear and side canopies, provision of outdoor seating and associated works
Granted planning permission subject to conditions on 14 July 2022

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

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 Placemaking
- SW13 Protecting and Improving Local Community Facilities
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The application is located within the settlement boundary and as such the principle of development is deemed to be acceptable. Having regard to the nature of the development, it is considered that the main consideration of this application will be the visual impact of the proposal.

It is noted that the building is in the process of being redeveloped in line with planning permission P/21/0382 and that the roof has subsequently been stripped with the southern roof plane being recovered with concrete tiles. For an unknown reason, the northern roof slope has remained uncovered with the felt and batons left exposed and no explanation has been provided as to why a temporary roof cover is required.

Whilst it is recognised that the exposed half of the roof is prominent and not particularly attractive, it is clearly temporary and associated with the ongoing works to the building. Conversely, it is considered that the introduction of a plastic coated steel profile sheet roof covering would appear wholly incongruous. Not only would this represent an unsympathetic material which is out of character with building and the wider area, but it would also be visually jarring with the other half of the roof which has been completed. It is accepted that this is sought on a temporary basis but the length of time has not been specified nor has the reason been justified. Notwithstanding this, having gone to the time and expense of installing the temporary roof covering, there is concern that there would be no impetus to remove it. In addition, if the local planning authority accepted the harmful visual impact for a set period of time then it would be difficult to refused this period from being further extended.

It is also noted that a Bat Survey was undertaken as part of the original planning permission which identified the building as s resting place (roost) for a small number of species of bats. It was therefore highlighted that a derogation licence from Natural Resources Wales (NRW) would be required to undertake the development legally. Had the proposal been acceptable it would have been necessary to ensure that this license was granted and that the temporary roof would not conflict with this.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, due to the scale and nature of the development, which only includes a temporary roof covering, the submission of a GIS is deemed to be disproportionate and unreasonable. Notwithstanding this, it is noted that ecological enhancement have already been sought and secured as part of an earlier application which this permission is linked to. These would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

In reaching the recommendation, the requirements of section 3 and 5 of the Wellbeing of Future Generations (Wales) Act 2015 have been taken into account. The recommendation is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Minister's well-being objective of supporting safe, cohesive and resilient communities.

Accordingly the following recommendation is made:

RECOMMENDATION: BE REFUSED

REASONS:

1. The proposed roof covering by virtue of its inappropriate material and prominence within the street scene would represent a visually harmful development that would appear both incongruous within the area and at odds with the concrete tiles on the southern roof plane of the building. The proposal therefore fails to accord with

Policy SW11 of the Merthyr Tydfil Country Borough Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 07.10.2024