

DELEGATED REPORT

Application No: P/22/0244

Site Address: The Grange
Pontycapel Road
Cefn Coed
Merthyr Tydfil
CF48 2PB

Development: Change of use from B & B to residential dwelling

Case Officer: Nia Chard

Application Expiry Date: 8th November 2022

Consultation reply date expired: 20th October 2022

APPLICATION SITE

The application site relates to a detached dwelling, situated within its own grounds, and located within the settlement of Cefn Coed. The site is bound by the highways of Old Chapel Road and Pontycapel Road to the front, the highway of Jobs Lane to the southwest, and other dwellings to the rear and to the northwest. The property is accessed from Old Chapel Road to the southeast.

The site is located within the settlement boundary – Primary Growth Area, as designated within the Merthyr Tydfil Local Development Plan 2006-2021.

PROPOSED DEVELOPMENT

This application seeks full planning permission to change the use of a five-bedroom guesthouse (C1 use class) to a residential dwelling. No external or internal changes are proposed to facilitate the change of use

PLANNING HISTORY

P/15/0380 Change of use of dwelling to five bedroom guesthouse and conversion of existing garage to residential accommodation
Granted planning permission granted subject to conditions 16th December 2015

CONSULTATION

None undertaken

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 were 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

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary, in an area where residential use is prominent. As such the principle of converting this property into a residential unit is acceptable subject to other relevant planning policies and material planning considerations.

There are no proposed extensions or external alteration to the existing property to accommodate the residential use. Therefore, the proposal would not result in an adverse impact on the character or visual amenity of the building or the surrounding area, and therefore would comply with Policy SW11 of the LDP

Regard has been had for the potential impact on the proposed development on the residential amenities of the surrounding occupants. In this respect it is not considered that the proposed use would have any significant impact. Furthermore, no objections have been raised to the application. The proposal is found acceptable in terms of residential amenity and complies with Policy SW11 of the LDP.

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.

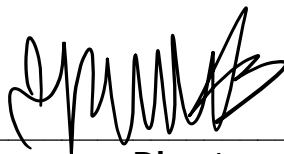
2. The development shall be carried out in accordance with the following approved plans and documents:

Site Plan, Received 13 September 2022

Floor Plans, Received 13 September 2022

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

24/10/22