

DELEGATED REPORT

Application No: P/21/0160

Site Address: Winfield
10 School Road
Troedyrhiw
Merthyr Tydfil
CF48 4JS

Development: Replace existing roof coverings including eaves and rainwater goods

Case Officer: Rebecca Owens

Site Visit: 10th May 2021

Application Expiry Date: 23rd June 2021

Consultation reply date expired: 25th May 2021

APPLICATION SITE

The application relates to a relatively large, two storey, detached building located in a mainly residential street in an area where there are a mixed of uses including residential and commercial. The building fronts onto School Road to the north and backs onto Tyntaldwyn Road to the south. The building currently provides shared self-catered holiday accommodation.

PROPOSED DEVELOPMENT

Full planning permission is sought to replace the existing roof covering of the building. The existing roof covering comprises of profiled red clay tiles. It is proposed to renew these using Marley Lincoln Clay Pantiles in the Rustic Red colour.

In addition, the eaves and rainwater goods would also be replaced on a like for like basis.

PLANNING HISTORY

P/18/0282 The relevant planning history is summarised below: Change of use of building from a refuge (Sui Generis) to shared self catering holiday accommodation (Use Class C1)
Granted planning permission subject to conditions on 12 October 2018

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and two 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 11, February 2021)

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:

- SW11: Sustainable design and place making

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

- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The proposal relates to a building providing holiday accommodation which is located within the settlement boundary. As such, the principle is acceptable subject to other relevant policies and material planning considerations. In this respect the main consideration would be the visual impact of replacing the roof covering. In this respect it is noted that the proposed tiles would be of a similar colour and general appearance as the existing roof and as such, the proposal would not have any significant impact on the overall character and appearance of the property itself and thus the visual amenity of the wider streetscene. The proposal is therefore in accord with Policy SW11 of the LDP.

Whilst the application site is located in a residential area, it is noted that the proposal relates purely to the replacement of the roof covering and there would be no other alterations to roof's height or pitch. As such, the proposal would not have any impact on the residential amenities of neighbouring occupants and no representations have been received following the publicity exercise.

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/REASONS:

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.

INFORMATIVES

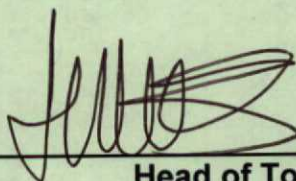
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/6/21