

DELEGATED REPORT

Application No: P/21/0104

Site Address: Heolgerrig Social Club
Penrheol House
Heolgerrig
Heolgerrig
Merthyr Tydfil

Development: Erection of retractable canopy to front of building

Case Officer: Rebecca Owens

Site Visit:

Application Expiry Date: 25th May 2021

Consultation reply date expired:

SITE NOTES:

APPLICATION SITE

The application relates to a large social club within extensive grounds. The site is located within a mainly residential area within the settlement boundary and is bound by highways to the north and west, dwellings to the east and a crèche to the south.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a retractable canopy to the front of the building. The canopy would be positioned forward of the front bay windows over an existing external seating area.

The canopy would consist of two white powder coated uprights post (02.m by 0.2m) between which the canopy box and mechanism is supported. Due to the slight gradient of the ground this would be at a maximum height of between 4.1m and 3.85m and would be 0.9m in width by 5m in depth. When open the canopy would cover an area 7m by 5m and would be comprised of waterproof high-performance pvc fabric in a blue colour.

PLANNING HISTORY

Whilst there are recent planning applications relating to this site, none are deemed to be relevant to this proposal.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, a site notice was displayed within the vicinity of the site. One representation was received following this publicity exercise from a local resident raising concerns over privacy and increase in noise should the proposal attract more customers to the social club.

Local ward councillors have been consulted and they wish the application to be determined under delegated power by the Chief Officer Planning and Neighbourhood Services.

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:

- SW4: Settlement Boundaries
- SW11: Sustainable Design and Placemaking
- SW13: Protecting and Improving Local Facilities
- CW1: Historic Environment
- EnW4: Environment Protection

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

Summary of the acceptability of the proposal

The site relates to an established social club located in a mainly residential area within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

Policy SW13: Protecting and Improving Local Facilities, also supports the enhancement of the County Borough's existing community facilities and as such the proposal would be in accord with this policy.

Character and visual amenity

Despite being set back off the main highway through Heolgerrig, the application building occupies a prominent and highly visible position, with its principal elevation clearly evident within, and forming a part of, the streetscene. This proposal seeks to erect a retractable canopy forward of this principal elevation and more specifically to the front of the two prominent bay windows. Whilst the proposal would introduce a large canopy to the front of the building, this would be a freestanding structure independent of the building itself and retractable in nature. Its greatest impact would be when fully opened but it is recognised that this would only be open for the temporary periods of its use. In addition, canopies and umbrellas etc. are not uncommon features within the grounds of buildings of this nature and similar uses. As such, the canopy would not appear incongruous. Notwithstanding this, it is recognised that when retracted, the canopy and mechanism would be concealed within a fairly large canopy box which would appear as a more discordant feature than the canopy when open. However, its siting between the two bay windows, with the narrowest part of the canopy box facing toward the front, would help to reduce its overall impact and minimise the extent to which it would obstruct views of the principal elevation, and in particular one of the properties main features being the bay windows. The overall impact of the proposal is also reduced by the significant set back of the property within the site that would result in the canopy being over 20m back from the main highway to the front of the site. Given the extensive set back and positioning of the canopy box, on balance it is not considered that it would have a significantly harmful impact on the character of the building or indeed the wider streetscene which forms part of Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg).

Residential amenity

Regard has also been had to the impact of the proposal on neighbouring occupants. In this respect, it is noted that the site is located in a mainly residential area directly adjoined by dwellings. However, given the distance of the proposal from any neighbouring properties, it would not have any significant physical impact.

Nevertheless, it is recognised that covered seating areas could generate noise and disturbance to local residents and a representation was received following the publicity exercise raising concerns regarding privacy and increase in noise should the proposal attract more customers to the social club. Whilst these concerns are acknowledged, it would appear that the area, which would be covered by the canopy, is already used as an external seating area and as such there would already be a level of noise and disturbance to local residents. It is acknowledged that it would allow the external area to be more useable during inclement weather and thus may increase the frequency of the seating area being utilised but given the relatively modest size of this area, it is not considered that this proposal would significantly increase this noise and disturbance or indeed impact any further on privacy.

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 WCFG 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.

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

Drawing Title: Proposed Plan, Drawing Number: HSC-04 Rev A, Received on 30 March 2021

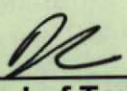
Drawing Title: Proposed Elevation, Drawing Number: HSC-05 Rev A, Received on 30 March 2021

Drawing Title: Proposed Elevations Canopy Retracted, Drawing Number: HSC-06 Rev A, Received on 30 March 2021

Drawing Title: Proposed Roof, Drawing Number: HSC-07 Rev A, Received on 30 March 2021

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

RECOMMENDATION ENDORSED



Head of Town Planning
P.P.

DATE: 21.05.21