

DELEGATED REPORT

Application No:	P/25/0194
Site Address:	20 Church Street Merthyr Tydfil CF47 0AY
Development:	Change of use of first floor to a single residential apartment
Case Officer:	Gareth Davies
Site Visit:	15th July 2025
Application Expiry Date:	5th September 2025
Consultation reply date expired:	1st August 2025

APPLICATION SITE

The application property at 20 Church Street is a substantial two storey property that sits on the southern side of the junction of Tramroad Side North with Church Street and west of Merthyr Tydfil town centre. The property is in white through colour render to its external walls with a green/grey roof tile and solar panels sitting on the south facing slope of the roof. Fenestration is in white uPVC throughout. The property has a small enclosed rear amenity space with an electrical substation immediately to the south.

The wider area is characterised by a mix of two storey commercial and residential properties, with Church Street climbing in an easterly direction towards the former synagogue. The application property lies within the Thomastown Conservation Area. The property lies outside of principal shopping area but within the town centre boundary

PROPOSED DEVELOPMENT

The application seeks planning permission for the conversion of the first floor of 20 Church Street only to a single residential apartment. The proposed change of use does not involve any external changes to the property though there would be some internal reconfiguration at the first floor level to provide an open plan kitchen diner and sitting room along with two bedrooms and a bathroom. The site would be accessed from the rear of the property from the street and thence via an internal staircase.

PLANNING HISTORY

P/25/0186 – LDC to use the ground floor for A1 retailing – still under consideration

P/25/0185 – LDC existing 2nd floor flat (19) – still under consideration

P/13/0351 – installation of openreach broadband cabinet – Approval not required 3rd December 2013.

P/08/0307 – change of use to A2 (letting agency) at ground floor and D1 (private tutoring) at first floor – Approved 26th August 2008.

P/08/0258 – Installation of signage to building – Approved 26th August 2008

CONSULTATION

Head of Engineering and Highways – no objection

Planning Ecologist – no objections

Environmental Health Manager – no observations received

Dwr Cymru Welsh Water – no objections

South Wales Fire & Rescue Service – No objections

PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) (Wales) Order 2012 letters were sent to neighbouring properties on 11th July 2025 and site notices were displayed in the vicinity of the site on 15th July 2025.

No objections or observations have been received as a result of the consultation exercise.

POLICY CONTEXT

Planning Policy Wales (Edition 12, February 2024):

Planning Policy Wales provide guidance on matters relevant to this application, namely:

- Placemaking in Action: Good Design Making Better Places
- Strategic Placemaking: Previously Developed Land
- Active and Social Places: Living in a Place
- Economic Infrastructure: Economic Development
- Recognising the Special Characteristics of Places
- Recognising the Environmental Qualities of Places

Technical Advice Notes (TANs):

TAN 12: Design

TAN 24: The Historic Environment

Future Wales: The National Plan 2040 (February 2021):

Future Wales provides guidance on matters relevant to this application, including, but not

limited to:

- Policy 1: Where Wales will grow
- Policy 2: Shaping Urban Growth and Regeneration – Strategic Placemaking
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

The Merthyr Tydfil County Borough Council Replacement Local Development Plan (LDP) (2016 -2031):

The following development plan policies would apply:-

- Policy SW1: Provision of New Homes
- Policy SW2: Affordable Housing
- Policy SW3: Sustainably Distributing New Homes
- Policy SW4: Settlement Boundaries
- Policy SW11: Sustainable Design and Placemaking
- Policy CW1: Historic Environment
- Policy EnW1: Nature Conservation and Ecosystem Resilience
- Policy EnW4: Environmental Protection

The following Supplementary Planning Guidance is applicable:-

- SPG Note 4: Sustainable Design (July 2013)
- SPG Note 5: Nature and Development (May 2015)

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are the planning policy position, the impact of the proposals on the amenity of the area and the impact on highways.

Planning Policy

The property lies within the settlement boundary as defined by the Local Development Plan (LDP). Policy SW4 supports new development in this location, and it is considered acceptable in principle with the proviso that it remains compatible with other policies of the LDP, and all other relevant material planning considerations. It should be noted that the proposal only affects the first floor of the property and the ground floor use would be unaffected by the proposals, (including access from the rear ground floor). The proposal is located within the Thomastown Conservation Area, however, as the proposed works associated with this proposal are entirely internal there will be no impact, adverse or otherwise, on the appearance of the conservation area. The proposal is appropriately positioned in a sustainable location and would add to the vitality of the conservation area and the viability of the general locality. Accordingly, the proposal meets the requirements of LDP Policies SW4 and CW1. As a first floor flat situated above an established retail outlet within the wider town centre boundary there is no conflict with LDP Policies EcW3 and EcW5.

Residential Amenity

The application site sits within an area with mixed commercial and residential uses, that also includes flats at first floor level, including in the adjacent property at No.19. As such the proposed development would be within and complimentary to the general milieu of the area. The flat would not have any great impact on the residential amenity of other residential properties in the area as at the front it faces a disused church and to the back the blank side gable of an end of terrace house. The scale and nature of the proposed development is such that it would not be noisy, malodorous or dusty, and as such it meets the requirements of LDP Policies SW11 and EnW4.

Ecology

The Council Ecologist has considered the application and supporting Green Infrastructure Statement and subject to conditions that the suggested ecological measures are implemented during development has no objections to the proposed development. The proposed development meets the requirements of LDP Policy EnW1 in this regard.

Parking and Highway Safety

The proposed development would not be served with on-site parking provision. It is noted that the application property occupies a prominent position within a sustainable location close to the town centre, near a variety of facilities and in close proximity to bus stops and a train station. The proposal meets with the requirements of LDP Policy SW11.

Other Matters

The proposed change of use would not result in any alterations to the external appearance of the building and would not therefore affect the character and appearance of the wider locality.

The property does not lie within an area of flood risk

LDP Policy SW9 considers the requirement for planning obligations and affordable housing respectively. Given that the proposal is for a single flat, on-site affordable housing provision, open space, or any other financial contribution towards affordable housing would not be required.

CONCLUSIONS

It is considered that the proposed development is acceptable in this location and would not adversely impact upon the character or appearance of the conservation area, residential amenity, ecology, or highway safety. The proposal would therefore comply with the relevant LDP policies.

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 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 in 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.

Having regard to the policy context and all other material planning considerations as outlined above, the proposal is considered to be acceptable and 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: -

- Location plan
- Section views drawing No. B01
- Elevation views drawing no. B02
- Section views drawing no B03
- Overhead drawing no. B04

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

3. **Before works commence on site** a scheme for biodiversity enhancement, including timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason Future Wales and Planning Policy Wales (Edition 12 February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 06.08.2025