

DELEGATED REPORT

Application No:	P/22/0149
Site Address:	4 Park View Inn Brecon Road Merthyr Tydfil CF47 8LS
Development:	New access door to front of building and internal alterations
Case Officer:	Nia Chard
Application Expiry Date:	3rd October 2022
Consultation reply date expired:	28th July 2022

APPLICATION SITE

This application property is a locally listed property located within the settlement boundary and the Morganstown Conservation Area and is opposite a Grade II Listed Church. It relates to an end of terrace commercial premises in a mixed use area including retail, commercial and residential uses. It occupies a prominent corner location on the junction of Garth Street and Brecon Road and thus is bound by highways to the front and south-east, and residential dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of a new access door to the front elevation of the property, at ground floor level. The door would measure 2.1m in height and 0.9m in width and would be constructed of UPVC. The proposal would give access to an existing first floor flat located within the property.

PLANNING HISTORY

There is no relevant planning history related to the application site.

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 set out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.
- Paragraphs 6.1.14 – 6.1.17 relate to conservation areas. Paragraph 6.1.14 notes that *“There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised”*. With paragraph 6.1.15 clarifying that *“There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level”*.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application is as follows:

- TAN 12: Design
- TAN 24: The Historic Environment

Local Policy

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

Policy SW4 – Settlement boundaries
Policy SW11 – Sustainable design and Placemaking
Policy CW1 – Historic Environment

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

PLANNING CONSIDERATIONS

The issues to be considered under the assessment of this application relate to whether the proposed alteration to the front elevation of the premises would be sympathetic to the character and appearance of the existing property and wider area (including the conservation area and setting of the Grade II Listed Church). Other considerations include the impact of the proposal on the privacy and amenities of nearby occupiers.

Impact on character and appearance

The property is a locally listed building and within the Morgantown Conservation Area (as well as being located opposite a Grade II Listed church). As such, the impact of proposal on the character and appearance of the conservation area and the setting of the listed building are important considerations. The proposal seeks to insert a UPVC door into the front elevation of the property. The new door, constructed of an inappropriate material (i.e. UPVC) would be squeezed between the existing window detailing and decorative coins which are located on the corner of the building. It is considered that the proposal would represent an ad hoc and unsympathetic addition to the principal elevation of the property and would neither preserve or enhance the character and appearance of the Conservation Area. As such the development is contrary to Policies SW11 and CW1 of the LDP.

It is not considered the proposal would have an adverse impact on the setting of the listed church.

Residential amenity

Having considered the nature of development, it is not considered that the proposal would detract from the privacy and amenities of nearby occupiers or premises.

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 REFUSED

REASONS:

1. The proposed door, by virtue of its material and ad hoc and unsympathetic siting on the principal elevation, would harm the character and appearance of the property and fail to preserve or enhance the character and appearance of the conservation area. As such, the development is contrary to Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

25/9/22