

DELEGATED REPORT

Application No: P/20/0304

Site Address: 9 Queens Terrace
Carlton Terrace
Troedyrhiw
Merthyr Tydfil
CF48 4ER

Development: Conversion of house to two self-contained flats

Case Officer: Caroline Pulley

Site Visit: 14th December 2020

Application Expiry Date: 14th May 2021

Consultation reply date expired: 13th April 2021

APPLICATION SITE

The application site relates to a two-storey, end of terrace house situated on the main road in the residential area of Troedyrhiw. The property is raised above the level of the highway that flanks the front of the site. It is bound by the adjoining residential property to the south, a side street to the north (Angus Street) and another residential property to the west. The property has a small-tiered garden and garage to the rear, an entrance porch to the side and a bay window and entrance door to the front.

PROPOSED DEVELOPMENT

This application seeks planning permission for the conversion of a dwelling to two self-contained flats (one flat on each floor). The conversion would be undertaken within the fabric of the existing building, with no increase to its footprint. The ground floor flat would be accessed from the entrance porch located along the northern side elevation of the property. The first floor flat would be accessed via the front entrance door. Each flat would contain two bedrooms, a living room/kitchen and a bathroom. No additional off-street parking is proposed as part of the application. However, the agent has confirmed in writing that the existing garage to the rear of the property would be retained for use by the proposed occupants.

PLANNING HISTORY

There is no recent planning history relating to the property.

CONSULTATION

Head of Engineering: No objection.

Natural Resources Wales (NRW):

Highlights that the site lies within a C2 Flood Risk Zone. Raises no objection to the scheme following the submission of a Flood Risk Assessment (FCA).

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and two site notices were displayed within the vicinity of the site

7 letters of objection have been received. The concerns raised are summarised below:

- Impact of the proposal on the pressure and demand for on-street parking;
- Concern that the proposal may lead to potential noise disruption if the property is converted into short term holiday lets; and
- Concern that the proposal may bring more strangers into the area.

Local Ward Members were advised of the objection received to this application however, no request has been submitted requiring the application to be reported to the Planning Committee. As such, the application will progress to be determined by the Chief Officer Planning and Neighbourhood Services.

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 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Section 3.12 highlights *'Good design is about avoiding the creation of car-based developments.'*

Section 4.1.9 states 'The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. Section 4.1.10 goes on to highlight that *'The planning system has an important role to play in reducing the need to travel, particularly by private car, and supporting sustainable transport, by facilitating developments which:*

- *Are sited in the right locations, where they can be easily accessed by sustainable modes of travel and without the need for a car;*

- *Are designed in a way which integrates them with existing land uses and neighbourhoods; and*
- *Make it possible for all short journeys within and beyond the development to be easily made by walking and cycling.'*

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

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species

Policy EnW4 – Environmental Protection

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are the principle of the proposed conversion, the potential impact of the development upon the character and appearance of the existing building and the surrounding area, and the potential impacts upon the privacy and amenity of neighbouring properties. The impact upon highway safety is a further consideration.

Principle of the proposed development

The scheme seeks to provide through the conversion of the building, two residential units arranged over the ground and first floor level of the building. The building itself is located within settlement limits and is within walking distance of a number of local amenities and facilities within the surrounding built up area of Troedyrhiw. While acknowledging the concerns raised over who may occupy the flats, the principle of subdividing the property and providing an additional unit of residential accommodation at this location is acceptable under Policy SW4 of the LDP and is in line with the thrust of national planning policy set out in Planning Policy Wales (PPW).

Impact on character and appearance

The proposed conversion would take place without any alterations being made to the external fabric of the building. As such, the proposed scheme would not have any impact on the character and appearance of the area.

Residential amenity

The re-use of the building for residential purposes would not unduly compromise the amenities of nearby residents. While it is acknowledged that there is concern that the properties may be used for short-term holiday lets and this may result in some additional noise and disturbance, the use of the flats would still be fundamentally residential in nature. As such, the level of noise and disturbance would not be materially different from a permanently occupied residence. Notwithstanding this, it is important to highlight that if neighbours were affected by the noise and disturbance arising from use of the flats, the Police and the Environmental Health Department of the Council do have powers to do deal with statutory nuisances. As mentioned above, there are no external alterations being proposed to the form or scale of the building. Moreover, no new windows are proposed and the first floor window located within the south facing side elevation of the rear extension would continue to serve a bathroom. Therefore, the proposal accords with Policy SW11 of the LDP.

Highway safety

In light of the concerns raised by residents and in order to aid in the assessment of the scheme, consultation has been undertaken with the Council's Head of Engineering. In this respect, it is noted that no highway objections have been raised to the proposal. In arriving at this conclusion, careful consideration has been given to the key issues that affect this proposal including the existing established use and access, parking and proximity to local amenities.

It is acknowledged that the scheme does not provide for any additional off-street parking. Notwithstanding this, the proposal is within a suitable location where there is good access local facilities/services and sustainable forms of transport. Whilst the parking concerns raised by residents is fully appreciated, the thrust of current national planning policy is to seek lower levels of parking provision and encourage development where there is good access to sustainable forms of transport rather than placing development where there is a reliance on motor vehicles. On this basis and in light that the Head of Engineering has not raised a highway objection to the scheme, the proposal is compliant with the requirements of Policy SW11 of the LDP. Moreover, it should be noted that the existing garage to the rear of the property would be retained for the use of the existing residents.

Other matters

Comments received from Natural Resources Wales (NRW) confirm that the site lies entirely within a C2 Flood Risk Zone. Accordingly, a Flood Consequence Assessment (FCA) was requested to support the consideration of the application. This highlights that the proposed house to be converted lies outside of the flood extents. Therefore, the development is predicted to be flood free in both the 1% (1 in 100 year) plus climate change and the 0.1% (1 in 1000 year) flood events. In light of this information, NRW have not raised any objection to the scheme and the proposal is considered acceptable in terms of flood risk.

Conclusions

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:

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 number PC20/56/1 received on 09.12.2021

Flood Consequence Assessment received on 18.03.2021

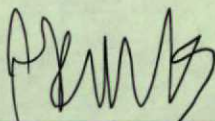
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/6/21