

DELEGATED REPORT

Application No: P/21/0288

Site Address: Cyfarthfa Dental Surgery
Rookwood House
Gwaelodygarth Lane
Gwaelodygarth Road
Merthyr Tydfil

Development: Variation of Condition 3 of Planning Permission P/20/0165 to allow the internal layout to be amended

Case Officer: Caroline Pulley

Site Visit: 9th August 2021

Application Expiry Date: 28th September 2021

Consultation reply date expired: 30th August 2021

APPLICATION SITE

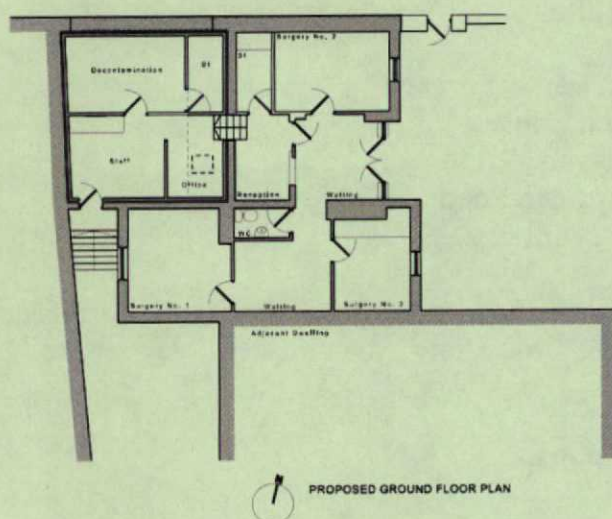
This application site relates to Cyfarthfa Dental Surgery, a small dental practice located at Rookwood House. Rookwood House is a detached house located within generous grounds. The dental practice is located within part of the original house, and forms a separate planning unit to the residential part of the building. The residential part of the building is served by a generous driveway that can accommodate approximately 5 cars. The dental practice is located adjacent to Gwaelodygarth Road. Its main entrance is located within the east facing elevation of the building and is characterised by a conservatory style addition. The garage, which is the subject of this application, is located within the north-western corner of the site, adjacent to a garage belonging to a neighbouring residential property called 'Bronygarth'. It currently has a monopitch roof which slopes from front to back and a large garage door within its front elevation. The surrounding area is predominately residential in character.

PROPOSED DEVELOPMENT

This application seeks a variation to condition 3 attached to planning permission P/20/0165, which relates to the conversion of a domestic garage to form part of the dental surgery.

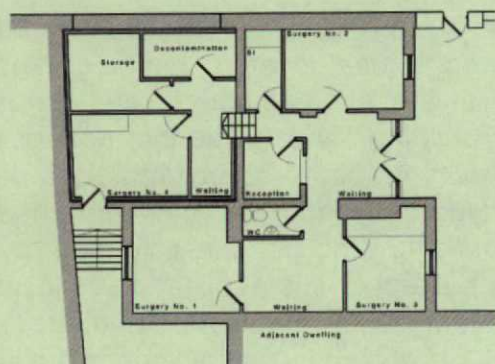
Condition 3 of this permission states that the proposed decontamination room, storage room, staff room and office shall only be used for purposes ancillary to the operation of the dental practice and restricts these rooms from being used to treat patients. This condition was attached in the interest of residential amenity and highway safety.

Approved Floor Plan – P/20/0165



The current application seeks to vary condition 3 to allow internal layout to be reconfigured to provide a smaller decontamination room and a larger storage room. The staff room and office would also be changed to provide a fourth treatment room and a small waiting area.

Proposed Layout



As a result of this application, the number of treatment rooms would be increased from 3 to 4.

PLANNING HISTORY

P/20/0165	Proposed conversion of domestic garage to form part of the adjacent dental surgery. Works to include a new pitched roof and a front parapet wall Approved – 19.11.2020
P/09/0304	Removal of conditions 2 and 3 of planning consent No. P/00/0504 to allow sale or rental of the dental practice as a separate unit from the property known as Rookwood House. Approved – 15.12.2009
P/00/0504	Change of use of part of house to single practitioner dental surgery

including waiting room/reception area.
Approved – 28.01.2001

CONSULTATION

Head of Engineering: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices 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 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

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

As noted earlier, planning permission was approved for the conversion of the domestic garage in 2020 (application P/20/0165) following a detailed assessment of the impact that the scheme would have on the amenities of neighbouring properties and highway safety. While no objections were received to the previous application, in the interest of highway safety and residential amenity, it was considered necessary to ensure that the ancillary rooms, which formed part of the conversion, were not utilised for treating patients without the prior approval of the local planning authority. This application has come forward to seek permission to vary condition 3 to allow the internal layout of the building to be changed and to allow an additional patient treatment room to be provided (in addition to the one that has already been approved as part of application P/20/0165). As a result of this change, the number of patient treatment rooms at the dental practice would increase to 4 (the approved scheme illustrated a total of 3 patient treatment rooms). Consequently, the number of staff and visitors attending the practice on a daily basis would increase and this has the potential to increase activity at the practice and place a greater demand for on-street car parking in the area.

While there is some concern that vehicles parked on the road outside the practice street may cause an obstruction, with cars having to wait while others pass, the section of road adjacent to the site has a relatively wide carriageway width with good forward visibility. There are two off road parking spaces available on the hardstanding area located adjacent to the entrance of the practice. Most importantly, the Council's Head of Engineering has considered the revised layout and has not raised any highway objection to the application. As such, from a highway safety perspective, the application is deemed acceptable.

Turning to residential amenity, the practice is located within a predominately residential area. Given that the scheme would increase the number of treatment rooms at the practice, it is reasonable as mentioned above, to assume that the number of patients and staff attending the practice would increase. This would give rise to increased activity arising from the number of comings and goings from the practice. Nevertheless, given the type of use, it is considered unlikely neighbouring properties would experience an unacceptable level of noise or disturbance. Furthermore, a condition attached to application P/00/0504 limits the opening hours of the practice to 8:30am and 6:30pm. Taking this into account and in light of no objections being received to the application, it is not considered that the variation to the internal layout of the practice would give rise to significant impact on amenities of those living nearby.

Finally, 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.

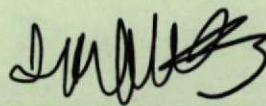
Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following CONDITIONS

1. Notwithstanding the Town and Country Planning (Use Classes) Order 1987, or any statutory instrument revoking and re-enacting that Order, the decontamination room, storage room and waiting room shown on drawing 22/2020/PL/002D shall only be used for purposes ancillary to the operation of the existing dental practice and shall at no time be used as patient treatment rooms.

Reason - In the interests of highway safety and residential amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

7/9/21