

DELEGATED REPORT

Application No: P/21/0155

Site Address: 51 Bridge Street
Troedyrhiw
Merthyr Tydfil
CF48 4DX

Development: Insertion of new access door into rear elevation

Case Officer: David James

Site Visit: 19th May 2021

Application Expiry Date: 21st June 2021

Consultation reply date expired: 13th May 2021

APPLICATION SITE

The application site relates to a terraced commercial property, located in the Local Centre of Bridge Street, Troedyrhiw. The site is bound by a highway to the front, a parking and service area to the rear, and commercial properties on either side.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the insertion of a new access door into the rear elevation of the property, at ground floor level. The door would measure 2.2m in height and 1m in width, and would be constructed of upvc.

PLANNING HISTORY

There is no recent planning history relating to the application site.

CONSULTATION

No consultations were carried out in relation to the application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties.

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 SW13 – Protecting and Improving Local Community Facilities

Policy CW1 – Historic Environment

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

Policy EcW3 - Retail Hierarchy – Supporting Retail Provision

Policy EcW5 – Town and Local Centre Development

Other Material Considerations – Supplementary Planning Guidance (SPG):

SPG 4 - Sustainable Design

SPG 5 - Nature and Development

PLANNING CONSIDERATIONS

Full planning permission is sought for the insertion of a new access door into the rear elevation of a commercial property in Troedyrhiw Local Centre. The property is located within the settlement boundary (Policy SW4). The key considerations in the determination of this application are the potential impacts of the development upon the character and appearance of the existing building and the surrounding area, as well as, the potential impacts upon the privacy and amenity of neighbouring properties.

Given the nature of the development, and the materials it would be constructed of, it is considered that it would be appropriate to its context (both the existing property and wider area), in terms of its design, scale and materials. As such, it would not have a detrimental impact on the character and appearance of the existing building or the wider area.

Regard has also been given to the impact of the proposed development on the occupiers of the residential and commercial properties within the vicinity of the application site. In this respect, and given the modest nature of the proposal, it would not result in an unacceptable impact on local amenity, in terms of loss of light or privacy, or visual or overbearing impact. Therefore, it is considered to be in compliance with Policy SW11.

Policy SW13 seeks to protect and enhance the existing community facilities within the County Borough. Given that the proposal would improve the access into and out of the existing community facility, it is considered to comply with this policy.

As previously noted, the site is located within the Troedyrhiw Local Centre Boundary, as defined by the LDP. As such, the proposal would need to comply with Policies EcW3 and EcW5. The proposal relates to the existing commercial use, which is considered to be an acceptable use in this area. Moreover, it is not considered that it would detrimentally impact the vitality and viability of the commercial property, or that of the local centre. Therefore, it is considered to be in accordance with the above mentioned 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 (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. 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 1 of 2 (Existing) received 26th April 2021

Drawing 2 of 2 (Proposed) received 26th April 2021

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

INFORMATIVES

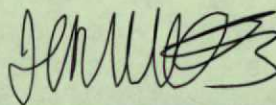
1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should 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.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding. Works to any trees, hedgerows and other suitable nesting bird habitat which are to be removed or pruned as part of the proposal should only be carried out outside the bird breeding season. The bird breeding season typically extends between March to August inclusive.

If any vegetation removal or site clearance works are scheduled to commence in the bird nesting season it is advised that the advice from an Ecologist is sought. Any active nests will need to be protected until the young have fledged.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

3/6/21