

DELEGATED REPORT

Application No: P/25/0020

Site Address: Ty Brychan
22 Lansbury Road
Swansea Road
Merthyr Tydfil
CF48 1HA

Development: Change of use of example passivhaus (not used as a residential unit) to office (B1 use class)

Case Officer: Rebecca Owens

Site Visit: 12th February 2025

Application Expiry Date: 21st March 2025

Consultation reply date expired: 5th March 2025

APPLICATION SITE

The application relates to a Passivhaus which is used as an example model rather than actual living accommodation. The property is located to the rear of offices occupied by a local Housing Association and is within the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of the example passivhaus to an office (B1 use class) to be used by the Housing Association in conjunction with the existing office building. It has been noted that it would generally be used as a meeting/welfare space and a quiet designated space for producing podcasts. No physical alterations are proposed.

PLANNING HISTORY

The relevant planning history is summarised below:

P/20/0168 Retention of 1 Passivhaus unit (to be used as an example only and not for residential purposes) with associated works
Granted planning permission on 3rd September 2020

CONSULTATION

The following bodies were consulted and their responses are presented below:

Engineering and Highways No objection

Planning Policy No objection

Environmental Health

No objection subject to conditions

PUBLICITY

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

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) 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.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024)

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- CW1 Historic Environment
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW3 Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species
- EnW4 Environmental Protection
- EnW5 Landscape Protection

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary and as such the principle of development is acceptable subject to other relevant policies and material planning considerations. These are considered below:

The proposed structure is already in situ and no external alterations are proposed. As such the proposed change of use would not have any impact on the visual amenities of

the area which is it recognised falls within Urban Character Area 9. In addition, the proposed use would be ancillary to the existing Housing Association offices and as such would not be out of character or inappropriate within this setting. As such no concerns are raised with respect to character or visual amenity and the scheme would accord with Policies SW11 and CW1 of the LDP.

It is recognised that the site is located within a residential area. However, the structure is sited some distance from the nearest dwelling within the grounds of the existing Housing Association offices. As such there would be no harmful impact on the residential amenities of the neighbouring occupiers as a result of the change of use. The development would therefore accord with Policy SW11 of the LDP.

The proposed office would only provide approximately 17 meters square of additional floor space to the main office building. Having regard to this it is considered that the existing car park is sufficient to meet the needs of the current building and the modest floor space provided by the proposed change of use would not require the need for any additional parking. As such no concerns are raised with respect to highway safety or parking and the Head of Engineering and Highways has not raised any objection to the proposal.

The proposal is for a change of use with no external or internal alterations. As such no ecological survey work is considered necessary. In accordance with Chapter 6 of Planning Policy Wales (edition 12) the application has been supported by a Green Infrastructure Statements (GIS) which demonstrates that there would be no detriment to biodiversity as a result of the development. However, there must also be a net benefit for Biodiversity. The planning authority's Ecologist is satisfied that there is opportunity for this to be provided. As such an ecological enhancement would be sought and secured by condition, which would contribute to the wider green infrastructure objectives. The proposed development would therefore comply with LDP Policy EnW1.

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 WCFG 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 WCFG 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 WCFG 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 Title: Proposals, Drawing Number: 01, Received 24 January 2025.

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 a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. 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

pp

DATE: 07.03.2025