

DELEGATED REPORT

Application No: P/23/0239

Site Address: Unit 4
Clover Road
Gurnos
Merthyr Tydfil
CF47 9DG

Development: Alterations to front and side windows and doors

Case Officer: Rebecca Owens

Site Visit: 23rd October 2023

Application Expiry Date: 6th December 2023

Consultation reply date expired: 13th November 2023

APPLICATION SITE

The application relates to a ground floor commercial unit occupied by fish and chip shop. The unit is located in a three storey building comprising of a further commercial units at ground floor and residential units above. The site is located in a mainly residential area within the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought for alterations to front and side windows and doors. At present the entrance into the commercial unit is located within the side elevation. It is proposed to relocated this doorway into the front of the shop with a new shop window next to it. This would be contained largely within the existing front window opening. Similarly, it is proposed to replace the existing doorway and window in the side elevation with a new larger window which again would largely fit within the existing opening. The new windows and doors would be white aluminium.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

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

Estates No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the 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 11, February 2021)

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
- SW13: Protecting and Improving Local Community Facilities

PLANNING CONSIDERATIONS

The application site is located within the Gurnos residential area, which lies within the Primary Growth Area of the settlement boundary. As such, the proposal is deemed to be acceptable in principle, subject to compliance with other relevant planning policies and material considerations. In this respect it is noted that Policy SW13 of the LDP relates to protecting and improving community facilities. However, the proposal would not result in any change to the use of the unit and as such it would not contravene this Policy.

The proposal would only result in a minor alteration to the appearance to the building. This would not have any notable impact on the character or visual amenity of the property itself or indeed the area in general. Regard has also been had for the impact of the proposal on residential amenity and in this respect it is noted that the upper floors of the building are occupied by residential units. However, given the minor scale and nature of the works proposed, there would not be any harmful impact on residential amenity. Having regard to the above the proposal would accord with Policy SW11 of the LDP in terms of its impact on visual and residential amenity and it is noted that no representations were received following the publicity exercise.

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.

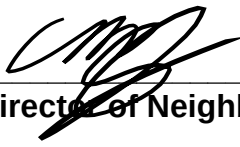
Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: Existing & Proposed Plans & Elevations, Drawing Number: CLOVER UNIT 4 01, Received on 11 October 2023.

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

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 14.11.2023