

DELEGATED REPORT

Application No: P/23/0014

Site Address: Park View Inn
4 Brecon Road
Merthyr Tydfil
CF47 8LS

Development: New access door to side of building and internal alterations

Case Officer: Rebecca Owens

Site Visit: 2nd February 2023

Application Expiry Date: 20th March 2023

Consultation reply date expired: 23rd February 2023

APPLICATION SITE

The application relates to a locally listed property located within both the settlement boundary and the Morganstown Conservation Area. It is also opposite a Grade II Listed Church. The property is an end of terrace commercial premises in a designated local centre and as such is characterised by a mixture of uses including retail, commercial and residential. It occupies a prominent corner location on the junction of Garth Street and Brecon Road and thus is bound by highways to the front and south-east, and residential dwellings on either side.

PROPOSED DEVELOPMENT

Full planning permission is sought for the installation of a new access door within the south eastern side elevation of the property. The door would be at ground floor level and would provide access to an existing first floor flat located within the property. The door would measure 2.1m in height and 0.9m in width and would be a composite door, black in colour.

PLANNING HISTORY

The relevant planning history is summarised below:

P/21/0140 New access door to front of building and internal alterations
Refused planning permission on 30 September 2022 for the following reason:

“The proposed door, by virtue of its material and ad hoc and unsympathetic siting on the principal elevation, would harm the character and appearance

of the property and fail to preserve or enhance the character and appearance of the conservation area. As such, the development is contrary to Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan”.

CONSULTATION

No consultation exercise was considered necessary in this instance.

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). The most relevant sections are:

- Sections 3.3 – 3.16 set out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.
- Paragraphs 6.1.14 – 6.1.17 relate to conservation areas. Paragraph 6.1.14 notes that *“There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised”*. With paragraph 6.1.15 clarifying that *“There is a strong presumption against the granting of planning permission for developments, including advertisements, which damage the character or appearance of a conservation area or its setting to an unacceptable level”*.

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

- TAN 12: Design
- TAN 24: The Historic Environment

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
- CW1: Historic Environment
- EcW3: Retail Hierarchy – Supporting Retailing Provision
- EcW5: Town and Local Centre Development

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.

PLANNING CONSIDERATIONS

The property is a locally listed building within the Morgantown Conservation Area and Urban Character Area 6 (Williamstown, Cae Pant Tywll and Morgantown). It is also located opposite a Grade II Listed church. As such, the impact of the proposal on the character and appearance of the conservation area, UCA and the setting of the listed building are important considerations. The proposal seeks to insert a composite door into the south eastern side elevation which faces onto Garth Street. The position of the door is acceptable within this elevation and would not appear discordant. Whilst it is recognised that a wooden door would be more appropriate within a conservation area, it is also acknowledged that there are existing upvc windows in this elevation. In addition, the new doorway would not be within the principal elevation fronting onto Brecon Road, but rather the less prominent side elevation which forms part of a residential street, within which the fenestration and doors are largely upvc. In this case it is therefore considered unjustified to request a timber door and that a composite door would be an appropriate alternative. Furthermore, as this is a relatively minor alteration in a side elevation, it would not be harmful to the character of the locally listed building, the conservation area, UCA or indeed the setting of the Grade II Listed church. As such the proposal is found to be acceptable in this respect and in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants but given that it relates to the insertion of a doorway it would not impinge on the privacy or amenities of the surrounding residents. As such it would not contravene Policy SW11 of the LDP.

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:

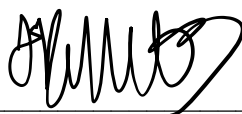
Drawing Title: Proposed Plans, Elevations & Sections, Drawing Number: Park View 02A, Received on 7 February 2023

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

3. Prior to the creation of the doorway hereby approved details of the door (including colour) shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason - To ensure that the external appearance of the proposed development will be in keeping with the character of the area and adjoining buildings in the interests of visual amenity and to accord with Policies SW11 and CW1 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

1/3/23