

DELEGATED REPORT

Application No:	P/25/0188
Site Address:	44 Perrott Street Treharris CF46 5ET
Development:	New door to front of shop to access first floor, change of use of first floor to flat
Case Officer:	Kate Glover
Site Visit:	15th July 2025
Application Expiry Date:	26th August 2025
Consultation reply date expired:	23rd July 2025

APPLICATION SITE

The application relates to a mid-terraced property located within the settlement boundary, the Treharris Conservation Area and the Treharris Local Centre. The property has a modern shop front with a single door, an external solid box roller shutter door and uPVC window frames. At the rear of the premises is an amenity area.

The surrounding area comprises of a mixture of residential and commercial uses and is in close proximity to the Grade II listed Treharris Public Library and Grade II listed Tabernacle Independent Chapel. The property is two storeys with a vacant commercial unit at ground floor which was formerly a Sports Shop. It is bound by Perrott Street to the front, dwellings to the rear and south side, and the property to the north is a shop but recently was granted planning permission to convert the premises to a dwelling.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of the ground floor from a sports shop (A1 Use Class) to a hairdresser (A1 Use Class) and a residential flat at first floor level (C3 Use Class). The proposal includes alterations to the shop front to provide separate accesses to the flat and the shop, the insertion of a first-floor window in the rear elevation of the property and a rooflight into the roof of a single storey rear extension.

PLANNING HISTORY

There is no recent planning history which needs to be considered when determining this application.

CONSULTATION

Consultations were not carried out as part of this application.

PUBLICITY

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

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
- EnW1 Nature Conservation and Ecosystem Resilience
- 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 3, Shopfront Design
- Note 4, Sustainable Design.
- Note 5, Nature and Development.

PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property and the street scene and impact upon the residential amenity of neighbours.

In relation to the principle of development, the ground floor of the premises would remain within the A1 Use Class. The change of use of the first-floor shop to a flat, does not require planning permission as the conversion of the first floor of a building with a shopfront into a flat is enabled by the Parts F and G of The Town and Country Planning (General Permitted Development) Order 1995 (Amended) and the Town and Country Planning (Use Classes) Order 1987 (amended). As such, the proposal meets with LDP Policies SW4, EcW3 and EcW5.

Turning to the alterations to the shopfront and visual impact on the premises and the wider Treharris Conservation Area, the proposal has referred to the neighbouring building (north) as a point of reference in the design and materials for the ground floor alterations. It is noted that the shop front of this neighbouring building is traditional in its character and appearance. The proposal incorporates a new door to serve the first-floor flat, and this door would be set back from the principal elevation and there would be a separate door to the proposed hairdressers. The door to the flat and the shop front would be visually segregated with a vertical emphasis by using wooden panels to divide the residential door and fascia, and by setting back the door to the flat a hierarchy of entrances is established with the shop front being the primary access. The fascia above the flat's door would be used to identify its number (44A) and the name of the hairdresser would be incorporated into the fascia above the shopfront. Proposed materials are painted brown wood which is the same material and colour as the neighbouring property and an internal, solid box, roller shutter would be incorporated behind the shop front window. The appearance of the shopfront would be more traditional and whilst the roller shutter would be solid box in design, there would be an improvement as the roller shutter would be within the building and not on the outside. Overall, the new shop front would be traditional in character and materials and therefore contribute to maintaining the historic character and appearance of the conservation area.

Turning to the impact of the proposal on the residential amenities of the neighbouring residents, given the scale and nature of inserting two first floor windows as the rear of the property, no concerns are raised with respect to a significant increase in any loss of privacy, or overbearing impact and overshadowing/loss of light.

It is recognised that chapter 6 of Planning Policy Wales (edition 12) requests that applications be supported by Green Infrastructure Statements (GIS). In this instance, a biodiversity enhancement statement has been submitted which proposes a number of ecological enhancements including a surface mounted house sparrow terrace and a bat box. Having regard to the nature and scale of the development, these enhancements are considered to be acceptable and will be secured by condition and therefore contribute to the wider green infrastructure objectives.

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 plan:

Drawing Title: Proposed plans and Elevations, Drawing No. PS-02 Rev C, Received on 18 August 2025.

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

3. **Prior to the development hereby approved coming into beneficial use** the bat box and sparrow terrace shall be provided in accordance with approved plan Drawing Title: Proposed plans and Elevations, Drawing No. PS-02 Rev C. The bat box and sparrow terrace shall be maintained as such in perpetuity.

Reason - In the interest of biodiversity in accordance with the requirements of Planning Policy Wales 12, The Environment Wales Act and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence. All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>) is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 19.08.2025