

# DELEGATED REPORT

**Application No:** P/20/0110

**Site Address:** Hutton Hall  
37 Oakland Street  
Bedlinog  
Treharris  
CF46 6TE

**Development:** Single storey front extension

**Case Officer:** Marlene Ferreira

**Site Visit:** 17th June 2020

**Application Expiry Date:** 24th July 2020

**Consultation reply date expired:** 25th June 2020

## APPLICATION SITE

The application site relates to a detached property, formerly known as Hutton Church Hall, located at 37 Oakland Street in the area of Bedlinog. In 2009, planning permission (P/09/0274) was granted for the sympathetic conversion of the hall into a residential property, with a garden area to the northwest and a parking area to the northeast. The hall has now been in residential use for at least 5 years. The principal elevation of the building faces north towards the beer garden serving the Bedlinog Inn (a locally listed building). Its eastern gable side elevation faces Oakland Street and it adjoins the rear gardens of the properties along Garth Terrace to the south and west. Salem Baptist Church, a Grade II listed building, lies opposite the application site, to the northeast, and has also been subject to refurbishment works following the granting of planning permission and listed building consent (P/10/0340 and P/10/0339).

The application site lies within the settlement boundary and Cwmfelin Conservation Area as designated within the Merthyr Tydfil Local Replacement Development Plan 2016 – 2031.

## PROPOSED DEVELOPMENT

This application seeks planning permission to construct a single storey extension to the front northern elevation of the property. It seeks to provide an additional family living area at ground floor and would measure 8.4 metres wide, 4 metres deep, with a 3.9 metre ridge height. It would be finished with slate roof tiles but no external walling materials have been specified.

## PLANNING HISTORY

The following planning history is relevant to the consideration of this application:

P/16/0121 – Non material amendment to planning permission P/09/0274 to alter the position and number of roof lights, alter the size and position of window openings, alter the size of door openings, install a flue and install an additional window – Non-material Amendment Approved: 20<sup>th</sup> May 2016

P/09/0274 – Change of use of former church hall to a single dwelling – Planning Permission Approved: 4<sup>th</sup> March 2010.

P/04/0480 – Change of use to a single residential property - Planning Permission Approved: 11<sup>th</sup> November 2004.

## CONSULTATION

Bedlinog Community Council

No Objection.

## PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) Order (Wales) 2012, letters were sent to the adjoining properties and a site notice was displayed within the vicinity of the site. No letters of representation were received following this publicity exercise.

## POLICY CONTEXT

### National Planning Policy

- Planning Policy Wales (PPW) (Edition 10, December 2018)

Paragraph 3.3 refers to good design and states that '*...design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area...*'

Paragraph 3.9 refers to character and states that '*...the special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement...*'

Paragraph 3.14 refers to context appraisal and states that these '*...should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment. The analysis process will highlight constraints and opportunities presented by existing settlement structure and uses, landscape, biodiversity, water environment, movement, infrastructure, materials and resources, soundscape and built form which will need to be considered when formulating proposals...*'

Paragraphs 6.1.2, 6.1.6 and 6.1.7 discusses the historic environment, including conservation areas and states that '*...the Welsh Government's specific objectives for the historic environment seek to...preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous...It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way...It is the responsibility of all those with an interest in the planning system, including planning authorities, applicants, developers and communities, to appropriately care for the historic environment in their area...*'

- TAN's (Technical Advice Note)

TAN 12: Design (2016)

This TAN advises that the Welsh 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. Section 2.6 of TAN12 states that '*...Design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality or function of an area, should not be accepted, as these have detrimental effects on existing communities...*' Section 4.3 of TAN12 points out '*...Understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response, and is the responsibility of all those involved in the design process...*'

TAN 24: The Historic Environment (2017)

Section 1.14 of TAN 24 refers to conservation principles and '*... recognises that the whole of the historic environment is a finite and shared resource. Every place has its own history, which has shaped its character and leaves tangible traces in its present form and fabric. This historic character makes each place unique and gives it a distinctive identity. Historic character should be taken into account in the management of change in order to sustain local distinctiveness and a sense of place. The use of an objective, structured approach to identify the elements of historic character and creating an evidence base is vital...*'

#### Local Planning Policies

- Merthyr Tydfil Replacement Local Development Plan 2016-2031

Policy SW4 – Settlement Boundaries

Policy SW11 – Sustainable Design and Placemaking

Policy CW1 – Historic Environment

Supplementary Planning Guidance (SPG)

SPG Note No. 6 – A Design Guide for Householder Development (September, 2015)

#### PLANNING CONSIDERATIONS

The issues to consider under the assessment of this application relate to whether the proposed front extension would be acceptable with regards to its impact upon the

character and appearance of the property, conservation area, residential amenity, parking provision and highway safety.

### Character and Appearance

The existing property, as noted above, relates to a former church hall which has been sympathetically converted. It is noted that the church hall's unsympathetic front porch was altered from a flat roof to a pitched roof which was deemed to be in keeping with the appearance of the building. Other than this beneficial addition, the conversion works have enabled for the re-use of the former church hall as a residential property whilst largely safeguarding its original external character and appearance. Furthermore, its sensitive conversion has also served to enhance the character and appearance to this part of the Cwmfelin Conservation Area which includes a cluster of historic buildings, including the locally listed building, Bedlinog Inn to the north and the Grade II listed building, Salem Baptist Church to the northwest.

In respect of this proposal, it is noted that the development would extend across the majority of the front elevation to the western side of the porch and would also cut into the pitched roof of the original front porch projection. It would comprise a monopitched roof design, with matching roofing material and full height front windows. The proposal, by virtue of its siting, scale and design would amount to a substantial single storey development which would not only dominate its frontage, but also appear as an unsympathetic and disproportionate addition that fails to respect the character and appearance of this historic property. The proposal would significantly harm the form, symmetry and proportions of the original hall with a totally unsympathetic and alien addition. The extension would therefore amount to an incongruous and insensitive addition which would appear at odds with the original character and appearance of this historic property. It would also detract from the character and appearance of the Cwmfelin Conservation Area. As such, the proposal would not comply with LDP Policies SW11 and CW1.

### Residential Amenity

The proposed extension would be located at least 6 metres away from the boundary with the Bedlinog Inn and whilst it would sit very close to the dividing boundary with the garden of 7 Garth Terrace, its single storey ridge height would not exceed 3.9 metres. In addition, it would not include any side facing windows to this neighbouring property (7 Garth Terrace). As such, the proposal would not result in an overbearing form of development, nor would it cause loss of privacy to nearby occupiers. The relationship between the proposed development and the adjoining properties would therefore be acceptable and comply with LDP Policy SW11.

### Parking and Highway Safety

The proposed development seeks to provide an additional living area at the property, and as such, would not increase the demand for on-street parking. Thus, the proposal would not have a detrimental impact on highway safety and would comply with LDP Policy SW11.

## CONCLUSION

The proposed front extension would have a detrimental impact on the character and appearance of the existing property and conservation area, contrary to LDP Policies SW11 and CW1.

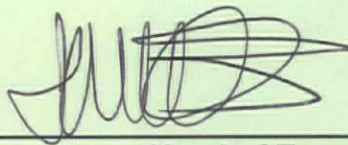
The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

Accordingly, the following recommendation is made:

**RECOMMENDATION: BE REFUSED subject to the following REASON:**

1. The proposed extension, by virtue of its siting, scale and design, would result in a prominent and insensitive addition that would have a detrimental impact on the character and appearance of the property and the Cwmfelin Conservation Area. As such, the proposal is contrary to LDP Policies SW11 and CW1.

**RECOMMENDATION ENDORSED**



Head of Town Planning

**DATE:**

9/7/20