

DELEGATED REPORT

Application No:	P/22/0109
Site Address:	6,12,13,14,16,17,19,20,21,22,25,26,28,30,32,33,34,35,36,37, 39,41,42,44,51,56 Council Street 1,2,3,4,6,11,16,18,24,30,31,32,36 Urban Street Penydarren Merthyr Tydfil
Development:	Re roofing of properties
Case Officer:	Rebecca Owens
Application Expiry Date:	14th October 2022
Consultation reply date expired:	7th June 2022

APPLICATION SITE

The application relates to thirty nine terraced dwellings located within the residential streets of Urban Street and Council Street which are within the settlement boundary. These properties also fall within the Council and Urban Street Conservation Area.

PROPOSED DEVELOPMENT

Full planning permission is sought for the re-roofing of thirty nine dwellings (13 in Urban Street and 26 in Council Street) including the main roofs and rear extensions/annexes with a composite slate tile namely Redland Cambrian Slate in the slate grey colour.

PLANNING HISTORY

There are a number of previous planning applications relating to properties within the site area but these are not relevant to this proposal.

CONSULTATION

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

Planning Division's Ecologist	No objection
-------------------------------	--------------

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, six 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
- EcW9: District Heating
- CW1: Historic Environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW2: Internationally and Nationally Protected Sites and Species

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.
- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The site relates to a number of terraced dwellings located within two residential streets in the settlement boundary. As such the proposal is acceptable in principle subject to compliance with other relevant policies and material planning considerations, which are addressed below.

Character and visual amenity

It is noted that the properties subject to this application are located within the Council and Urban Street Conservation Area and Urban Character Area 7 (Penydarren). As such, Policy CW1 of the LDP is an important consideration. This policy states that proposals will only be permitted where they preserve or enhance the architectural quality, character or the historic or cultural importance of designated historic environment assets. The Council and Urban Street Conservation Area Character Appraisal and Management Plan notes that the majority of roof slopes now consist of concrete tiles as opposite to slate, which would have been the dominant material when the dwellings were constructed and have identified the loss of such original features an issue. Whilst this proposal would not replace the roofs with a natural slate, the composite slate (which is deemed to be of an acceptable quality) would be more sympathetic than the existing concrete roofs and it is considered would overall be an enhancement to the character of the conservation area. It is also noted that this proposal does not relate to all properties in Council Street and Urban Street and thus there would be some inconsistencies between roofs. However, this is already the case between a number

of properties in the area. Thus, the proposal is generally deemed to be acceptable in terms of its visual impact and impact on the character of the conservation area and urban character area. It would therefore comply with policies SW11 and CW1 of the LDP.

Residential amenity

The re-roofing works would only involve the replacement of roofing tiles and no other works to the roofs. As such, there would be no additional impact on residential amenity and the proposal would comply with Policy SW11 in this respect. It is also noted that no representations were received following the publicity exercise.

Ecology

A Building Inspection Report was submitted within the planning application which identified that overall the buildings subject to this planning application have low suitability for roosting bats. However, further bat survey work was recommended. This was subsequently undertaken and a further Bat Activity Survey Report was submitted. This states that no bats were observed emerging from any of the properties and bat activity in the area was generally low. As such it was concluded that a European Protected Species Licence was not required but a number of recommendations and enhancements were outlined. The Planning Division's Ecologist is satisfied with the reports and has raised no objection to the proposal subject to the recommendations and enhancement measures detailed within them being adhered to. This can be dealt with via condition.

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:**

CONDITIONS/REASONS:

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:

Building Inspection Report (Protected Species), March 2022, Document Reference: E22108101, Produced by Soltys Brewster, Received on 19 August 2022

Bat Activity Survey - Addendum Report, September 2022, Document Reference: E22108101/Doc 02, by Soltys Brewster, Received on 7 September 2022

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

3. **WITHIN ONE MONTH** of the roofing works hereby approved being completed, 4 no. bat boxes and 6 no. bird nest boxes shall be erected in accordance with the details outlined in the Bat Activity Survey - Addendum Report (Document Reference: E22108101/Doc 02) and these shall be retained in perpetuity thereafter.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

8/9/22