

DELEGATED REPORT

Application No: P/21/0417

Site Address: 8 Pontmorlais
High Street
Merthyr Tydfil
CF47 8UB

Development: Non-material amendment to planning permission P/19/0009 to alter the roofing material to the stairwell, extend the external cladding to the stairwell down to the ground level and insert a door

Application Expiry Date: 9th February 2022

APPLICATION SITE

The application site relates to a two-storey property (with cellar area) at 8, Pontmorlais, High Street, in the town centre, which is currently undergoing redevelopment. The front section of the building was previously used as a shop whilst the rear section of the building (also known as 3 and 4 Bowdens Court), had not been used for over 20 years and was in a very poor state of repair.

The application site adjoins 6 and 7, Pontmorlais to the southwest and to the northwest, a private lane to the north (Old Mill Lane) and the adopted highway to the east (High Street). It lies within the settlement boundary – Primary Growth Area and within the Town Centre Conservation Area and within a C2 Flood Zone, as designated within the Merthyr Tydfil Local Development (LDP) 20016-2021. The property also lies within the Pontmorlais Article 4 Direction area.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to a planning permission (P/19/0009) for refurbishment, re-instatement, conversion and extensions to provide a restaurant/bar with micro brewery (A3 Use). The application seeks permission to alter the roofing material to the stairwell, extend the external cladding to the stairwell down to the ground to fully enclose the area underneath and to insert a doorway to provide access to this. Whilst not included in the description of the proposal it would also appear that the doorway to the stairwell, which was approved in its front elevation, is being replaced with a glazed panel and the doorway itself relocated to the side elevation.

PLANNING HISTORY

The relevant planning history is detailed below:

P/21/0192 Discharge conditions 4 (details of metal gates) and 5 (details of materials) of planning permission P/19/0009
~~Conditions 4 and 5 discharged on 15 December 2021~~

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

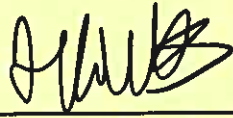
Main issues:

The main issue in determining this application is whether the proposed alterations constitute a non-material amendment to the development approved under application reference P/19/0009. In this respect, the main considerations are the impact of the change on visual amenity and the character of both the building itself and the conservation area.

It was noted as part of the original application that the staircase extension would result in a visible addition from the street scene and would not be of a design and finish which would typically be associated with the original form or historic character of the building. However, given that it would represent a modern addition to the property and the proposed material finishes (cladding to its elevations, seam metal roofing and timber glazed door) were deemed to be suitable, it was concluded that this extension would result in a sensitive addition which rather than mimic the historic appearance of the property, would ensure transparency between it and the historic building.

The overall form and scale of the staircase is to remain unchanged but it is proposed to extend the external cladding to the stairwell down to the ground to fully enclose the area underneath and to insert a doorway to provide access to this. It is recognised that this may make the extension appear slightly more bulky but it is not considered that there would be a significant impact in terms of its overall appearance or indeed in terms of its impact on the character of the building. Whilst the new door would be steel, this would also be clad to match the elevations and thus would not appear incongruous. Similarly, as the front entrance door to the staircase would be replaced with a large glazed panel and a previous glazed panel to the side elevation replaced with the new doorway, it is not

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

22/12/21