

DELEGATED REPORT

Application No: P/19/0288

Site Address: Unit 6 / 7
Phoenix Industrial Estate
Goat Mill Road
Dowlais
Merthyr Tydfil

Development: Raising of flat roof to mono pitch roof

Case Officer: Caroline Pulley

Site Visit: 13th November 2019

Application Expiry Date: 3rd January 2020

Consultation reply date expired: 4th December 2019

APPLICATION SITE

The application site comprises a single storey industrial unit located off Goat Mill Road. The unit is situated amongst a small group of buildings and is currently occupied by Pro Office, a furniture manufacturer. It has a dual pitched roof with a grey cladded finish with a blue trim. Along its front eastern elevation is single storey flat roof building which appears to be an extension to the main building. This building predominately has orange brick walls with a matching blue trim. To the northern side of the unit is another flat roof single storey extension which is stepped back from the main front elevation of the building.

The profile of the site is generally flat. There is a steep embankment along the northern side of the site which is heavily planted with trees and abuts Goat Mill Road (the main highway through the estate). The surrounding area is generally characterised by a number of different industrial uses with land in this vicinity allocated for industrial business purposes.

PROPOSED DEVELOPMENT

This application seeks planning permission to provide a lean-to roof over an existing single storey extension located along the northern side elevation of the building. The extension measures 6m in width by 42.5m in length and currently has a 3.5m high flat roof. The proposed lean-to roof would be 4.6m high and would be covered with steel profile sheets.

PLANNING HISTORY

P/19/0237 Retrospective application for a bio mass heating system with associated flue pipes and terminals
Approved – 23.10.2019

CONSULTATION

No statutory consultees were contacted as part of this application.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, two site notices were displayed within the vicinity of the site.

No letters of representation were received following this publicity exercise.

POLICY CONTEXT

National Policy

Planning Policy Wales (PPW) Edition 10 (December 2018) sets out the land use policies of the Welsh Government. The most relevant sections are:

Sections 3.3 – 3.16 sets out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context.

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

TAN 12 - Design advises that the Assembly 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.

Local Policy

Merthyr Tydfil Local Development Plan (LDP) 2006-2021:

Policy BW4 – Settlement boundaries/location constraints

Policy BW7 – Sustainable design and placemaking

PLANNING CONSIDERATIONS

As outlined earlier, the application seeks to provide a new lean-to roof over an existing single storey extension located along the northern side elevation of unit 6/7 Pheonix Buildings. As the building is located within an established industrial estate, there are no residential properties within the immediate vicinity of the site. As such, the scheme does not raise any residential amenity issues. It is also noted that the proposed works do not have any impact on highway safety. Accordingly, the main consideration in the determination of this application relates to whether the proposed alterations to the roof of the extension would be acceptable in terms of the impact on the character and appearance of the existing building and the surrounding area.

In this respect, it is noted that the extension is located in an inconspicuous location. It is set back from the front elevation of the building and is not highly visible from the site's entrance. Also, the proposed monopitch roof is appropriate in terms of its scale and has been designed to fit in with the finish of the existing building. Therefore, the development

is in accordance with Policy BW7, which amongst other things, seek to ensure that development integrates effectively with its surroundings.

Finally, 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:

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 number Phoenix 02B received on 08.11.2019

Drawing number Phoenix 03A received on 08.11.2019

Drawing number Phoenix 02B received on 08.11.2019

Drawing number Phoenix 01B received on 08.11.2019

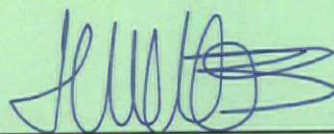
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. They must be given reasonable time to advise as to whether the works should be carried out and, if so, the method to be used.

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.

RECOMMENDATION ENDORSED

A handwritten signature in blue ink, appearing to be 'J. W. B.', written over a horizontal line.

Head of Town Planning

DATE:

4/28/19