

DELEGATED REPORT

Application No: P/20/0168

Site Address: Ty Brychan
22 Lansbury Road
Swansea Road
Merthyr Tydfil
CF48 1HA

Development: Retention of 1 Passivhaus unit (to be used as an example only and not for residential purposes) with associated works

Case Officer: Caroline Pulley

Site Visit: 30th July 2020

Application Expiry Date: 21st September 2020

Consultation reply date expired: 20th August 2020

APPLICATION SITE

The application site is located off Lansbury Road in Gellideg. It comprises a small area of land situated within the curtilage of an office building which is currently occupied by Merthyr Valley Homes. Specifically, the site is positioned to the south and east of the existing office building. It is set in from the eastern boundary by approximately 3m and is enclosed behind steel security fencing. It is located within a predominately residential area and is bound to the south by a large block of flats. The area to the east comprises a steeply sloping embankment which leads down to the highway of Heol Tai Mawr.

PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for the siting of a model Passivhaus unit within the grounds of Merthyr Valley Homes Office site, which is situated off Lansbury Road in Gellideg. The model unit measures 7.6m wide, 4.4m in depth and 3.3m high. It has been orientated so that its front elevation faces west towards the direction of the site's car park and main entrance. The external walls of the unit are predominately finished in render and the roof is covered with a single ply membrane. The unit has a decked area and ramped access to the front and a composite grey door and black uPVC windows.

The agent has confirmed in writing that this Passivhaus unit would not be used for residential purposes. Its purpose is to provide an example model on the site, presumably to allow future occupiers to view the type of accommodation that may be available on other housing sites within the area.

PLANNING HISTORY

- P/17/0009 Non material amendments to planning permission P/15/0090 to use non permeable surfaces for the car park and replace a sub station with two additional car parking spaces
Approved 21.03.2017
- P/15/0315 Non-material amendment to application P/15/0090 for the erection of Gellideg Wellbeing Centre to change general window and rotunda design, roof design and pitch, introduction of a retractable awning rather than a permanent canopy, additional and deletion of windows, alterations to external doors, relocation of cycle stands and courtyard benches, changes to hard and soft landscape and internal reconfiguration
Approved
- P/15/0090 Construction of the Gellideg Wellbeing Centre and offices for Merthyr Valley Homes. Demolition of Taff Fawr House and Winchfawr House
Approved 28.05.2015

CONSULTATION

Engineering and Traffic Group Leader: No objection.

PUBLICITY

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the adjoining properties and site notices were displayed within the vicinity of the site

No letters of objection 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 County Borough Council Replacement Local Development Plan (LDP)
2016-2031:

Policy SW4 – Settlement boundaries

Policy SW11 – Sustainable design and Placemaking

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Supplementary Planning Guidance (SPG) Note No. 4 – Sustainable Design

Supplementary Planning Guidance (SPG) Note No. 5 – Nature and Development

PLANNING CONSIDERATIONS

The application site is located within the settlement boundary and as such, the principle of the development is acceptable under Policy SW4 of the LDP. As the unit would not be used for residential purposes and the Engineering and Traffic Group Leader has not raised any highway safety concerns, the key consideration arising from this scheme would be the impact of the proposed structure on the character and appearance of the area.

In this respect, it is noted that the Passivhaus unit is located in an inconspicuous location on the site. Whilst it is visible from the highway to the east, it is significantly set back from the road and its low height and rendered finish ensures that it does not stand out as an inappropriate addition within the street. As such, the unit does not cause harm to the character and appearance of the area. Consideration has also been given to the impact of the proposed structure upon the amenities of the occupiers residing at Adrian Stephens House which is located directly to the south of the site. Given that the unit would not be used for residential purposes and the windows and doors face away from the rear elevation of Adrian Stephens House, the proposal would not have any significant impact on residential amenity. Moreover, there would be no additional impact arising from the general use of the building as it would be used in connection with the use of the existing site.

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 be carried out in accordance with the following approved plans and documents:

Drawing no.01 received on 27.07.2020

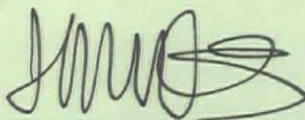
Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

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



Head of Town Planning

DATE:

1/9/20