

DELEGATED REPORT

Application No: P/23/0221

Site Address: 19 Francis Terrace
Pant Road
Pant
Merthyr Tydfil
CF48 2DA

Development: Change of use to dwelling

Case Officer: Rebecca Owens

Application Expiry Date: 21st November 2023

Consultation reply date expired: 30th October 2023

APPLICATION SITE

The application relates to a mid-terrace property located in a mainly residential area but where there are some commercial uses. The site is bound by a highway to the front, grass embankment to the rear, a dwelling to one side and a public house to the other.

PROPOSED DEVELOPMENT

Full planning permission is sought to change the use of the property from a hairdressers to a dwelling. In addition to this there are some minor alterations proposed to the rear which relate to the replacement of a window with a door and a door with a window.

PLANNING HISTORY

There is no relevant planning history which needs to be taken into consideration when determining this application.

CONSULTATION

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

Head of Engineering and Highways	No objection
Planning Policy Officer	No objection
Environmental Health Manager	No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties.

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
- SW9 Planning Obligations
- SW11 Sustainable Design and Placemaking
- SW12 Improving the Transport Network
- SW13 Protecting and Improving Local Community Facilities
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW2 Internationally and Nationally Protected Sites and Species
- EnW4 Environmental Protection
- EcW9 District Heating

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.

PLANNING CONSIDERATIONS

The application site is located in a mainly residential area within the settlement boundary. As such the principle of development is acceptable subject to compliance with other relevant policies and material planning considerations.

In this respect it is noted that the proposal would result in the loss of a hairdressers and as such Policy SW13 would be relevant. This policy seeks to protect the loss of community facilities unless it can be appropriately justified. The application property has been vacant for a number of years with Google photographs indicating that it has not had the appearance of a commercial unit since at least 2009. This suggests that the facility is surplus to the needs of the community, and/or it is no longer viable. It is also noted that the property is not located with a Town or Local Centre and that there are other Hairdressers located within the Dowlais Local Centre, less than 0.8 miles away. Taking the above into consideration (particularly the length of time that the property has been vacant), it appears that the proposal would satisfy the necessary criteria and therefore, in this instance, would be in accordance with Policy SW13.

The proposed use of the property as a dwelling would be in keeping with the character of the area and only minor alterations are proposed to the rear of the property. As such no concerns are raised with respect to visual amenity and the proposal is found to be acceptable in this respect. It therefore complies with Policy SW11 of the LDP.

Regard has also been had for the impact of proposal on the residential amenities of the neighbouring properties. In this respect it is considered that a residential use would result in less noise than disturbance than a commercial property and the external alterations are minor in nature so would not have any significant impact. Therefore the proposal is found to accord with Policy SW11 in terms of the impact on residential amenity. It is also noted that no representations were received following the publicity exercise or indeed from Environmental Health.

It is recognised that the property does not benefit from any off street parking and that none is proposed as part of the change of use. However, it is not considered that a residential dwelling would create a greater parking demand than the previous hairdressing use. In addition, the area has relatively good public transport links and there is on street parking to the front of the property. As such, despite the lack of any designated parking it is not considered that it would be justified to refuse the application on such grounds. It is also noted that no objection has been received from the Head of Engineering and Highways.

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:**

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 Title: Proposed Plans & Elevations, Drawing Number: FS-02 Rev. A,
Received on 26 September 2023.

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

RECOMMENDATION ENDORSED

DATE: 31.10.2023




Director of Neighbourhood Services