

DELEGATED REPORT

Application No:	P/22/0240
Site Address:	West End Bowling Club The Grove Merthyr Tydfil CF47 8YR
Development:	Enclosure of portico to from part of saloon bar and proposed single storey extension comprising a change of use of land from private drive
Case Officer:	Rebecca Owens
Site Visit:	15th September 2022
Application Expiry Date:	7th November 2022
Consultation reply date expired:	6th October 2022

APPLICATION SITE

The application relates to a bowls club located in a mainly residential area. The site is accessed via a private driveway off the highway known as the Grove. This serves the application site and three residential properties.

PROPOSED DEVELOPMENT

Full planning permission is sought to enclosure an existing portico located in the south western corner of the main building. This would involve the erection of cavity walls within the existing openings in the south eastern and south western elevations which would be finished with pebble dash to match the existing walls. A new window would be inserted into each of the elevations and a recessed entrance would also be included within the south eastern elevation. The enclosed portico would then form part of the saloon bar and lobby. A single storey extension is also proposed off the north western elevation of the building and would be erected on land which currently forms part of the private driveway. As such a change of use of this land is also proposed so its forms part of the bowls club. The proposed extension would extend the south western elevation of the building by 2.4m and its north western elevation would be 3.64m (where it meets an existing projecting annexe). It would have a flat roof 3m in height which would be covered with felt. The external elevations would be finished with pebble dashed render to match the existing elevations and there would be two small windows in the north western elevation. The extension would provide W.C. facilities and a store.

The plans also detail the creation of a new ramped access into the entrance created within the enclosed portico. In order to provide an access which is 1.35m in width it would be necessary to take down a section of the existing retaining wall and reconstruct a new

retaining wall 0.6m further to the south east. This would be 8.1m in length and 1.5m in height. Glass balustrading would be erected on top of this to match the existing.

PLANNING HISTORY

The relevant planning history is summarised below:

P/96/0022 Single storey extension to accommodate w.c. facilities, office and 2 No. locker rooms
 Granted planning permission subject to conditions on 29 March 1996

CONSULTATION

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

Head of Engineering & Highways	No objection subject to conditions
Environmental Health Manager	No response

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and three 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
- SW13: Protecting and Improving Local Community Facilities
- CW1: Historic Environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW2: Internationally and Nationally Protected Sites and Species
- EnW4: Environmental Protection
- EcW7: Tourism, Leisure and Recreation Development

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 within the settlement boundary and relates to an established bowls club. Thus, the principle of development is acceptable subject to compliance with other relevant policies and material planning considerations. In this respect it is noted that policy SW13 seeks to protect and enhance existing community facilities while Policy EcW7 supports tourism, leisure and recreation development within the settlement boundaries. The proposal would comply with both of these policies.

The proposed enclosure of the portico would fill in an existing open corner of the main building, visible only from within the grounds. In addition, the materials and windows would be in keeping with the existing structure. As such this element of the scheme is deemed to be visually acceptable. Similarly, the alterations to the retaining wall to facilitate a ramped access would also result in only a minor change in appearance which would have no significant impact. It is recognised that the extension would be erected on part of a private driveway which provides the main access to the Bowls Club. As such, this element of the scheme would be more prominent and visible from outside of the grounds. The proposed extension would sit alongside an existing projecting annexe which features a flat roof and it is acknowledged that the extension's flat roof would project slightly higher than this. However, given its relatively modest size and the general appearance of this aspect of the building, it is not considered that the extension would have a harmful impact on the character of the building or indeed the wider area, which it is noted forms part of Urban Character Area 7 (Penydarren). As such, the proposal is found to be acceptable in terms of character and visual amenity and thus in accord with Policies SW11 and CW1 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. However, in this respect it is not considered that the proposal would have any significant impact. The enclosure of the existing portico would not result in any overbearing impact or overshadowing/loss of light and the windows would be a sufficient distance from neighbouring properties so as to avoid any overlooking concerns. The proposed extension is of a modest size and located at the bottom of a private driveway. In this location it would not impinge on the dwellings on either side (namely 11 and 10a The Grove) and the only small windows would serve the W.C. facilities. Similarly, given the location of the retaining works and relatively modest alterations that this would result in, this would not have any notable impact. It is recognised that the works would provide additional floorspace within the saloon bar. However, it is not considered that the modest increase in the buildings footprint would result in any significant rise in noise and disturbance. It is noted that no representations were received following the publicity exercise and as the Environmental Health Manager has not responded to object to the proposal. As such, the scheme is found to be in accord with Policy SW11 of the LDP.

It is recognised that an extension is proposed on part of a private driveway. However, it is not considered that this structure would impinge on access to the neighbouring dwellings who utilise this driveway and as such no concerns are raised with respect to highway

safety. It is noted that the Head of Engineering and Highways has not objected to the proposal.

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:

Drawing Title: Proposed Elevations, Drawing Number: 0612/3/22, Received on 12 September 2022

Drawing Title: Proposed Ground Floor Plan, Drawing Number: 0612/4/22, Received on 12 September 2022

Drawing Title: Proposed Roof Plan and Site Plan, Drawing Number: 0612/5/22, Received on 12 September 2022

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

3. **No development shall take place** until details, including structural calculations and facing materials, of any retaining wall which exceeds 1 metre in height have been submitted to and approved in writing by the Local Planning Authority. The walls shall be completed in accordance with the approved details before the development hereby approved is brought into beneficial use.

Reason - In the interest of safety and visual amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan .

INFORMATIVES

1. This planning permission does not provide consent to undertake works that require a European Protected Species (EPS) licence.

All bats and their roosts are protected under UK and European legislation. It is an offence to deliberately kill, injure, capture or disturb a bat or to recklessly damage or destroy their breeding sites or resting places.

If works are planned on a building/tree in which bats are found to be roosting, Natural Resources Wales (NRW) must be contacted. on 0300 065 3000 or at <https://naturalresources.wales/permits-and-permissions/species-licensing/apply-for-a-protected-species-licence/bat-licences/?lang=en>.

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.

Under these circumstances, an EPS licence is likely to be required to undertake the works within the law.

2. All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

If works to any trees, hedgerows and/or other nesting bird habitat (including buildings with suitable features) are to be undertaken, they will take place outside of the bird nesting season. If the works must be undertaken during the nesting season (generally from 1st March until 31st August, although birds are known to nest outside of these dates in suitable conditions), a breeding bird survey will be required and must be carried out by a suitably qualified ecologist. Any active nests identified will be protected until the young have fledged.

Where a Schedule 1 species (as defined in the Wildlife and Countryside Act - <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1> is involved, compensation for impacts, e.g., loss of nesting sites, will be devised and implemented.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE:

14/10/22