

DELEGATED REPORT

Application No: P/21/0108

Site Address: Red Lion Inn
82 Heolgerrig
Heolgerrig
Merthyr Tydfil
CF48 1SB

Development: Outside bar and seating area

Case Officer: Rebecca Owens

Application Expiry Date: 26th May 2021

Consultation reply date expired: 27th April 2021

APPLICATION SITE

The application relates to a public house in the residential area of Heolgerrig, within the settlement boundary. The site is bound by a highway to the front, dwellings on either side and dwellings and outbuildings to the rear.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of an external bar within the rear curtilage and a seating area.

The proposed bar would be located on an existing concrete area within the rear beer garden. It would 4.2m in length by 2.4m in width and would have a mono-pitched roof with a maximum height of 2.5m. The bar would have a drop down serving hatch and would feature a projecting bar across its front elevation which would project out by 0.6m and be 3.6m in length. The bar would have a horizontal upvc oak cladding finish to its elevations and an EPDM roof.

Around the bar it is proposed to place three wooden seating benches. These would each comprise of a circular table with four seating benches projecting off this.

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:

Environmental Health Manager

No objection subject to conditions

Head of Engineering

No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to the neighbouring properties and two 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 Facilities
- CW1: Historic Environment
- EnW4: Environment Protection

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

Principle

The site relates to an established public house located in a mainly residential area within the settlement boundaries. Accordingly, the principle of development is considered to be acceptable subject to compliance with other planning policies and material planning considerations.

Policy SW13: Protecting and Improving Local Facilities also supports the enhancement of the county borough's existing community facilities including public houses and as such the proposal would be in accord with this policy.

Character and visual amenity

The proposed bar and seating area are considered to be of an acceptable design and scale and are features typically found within the external areas of public houses and similar establishments. They would therefore not appear out of place or discordant within this setting. It is also noted that these would be sited to the rear of the property where they would not be visible from the main highway through Heolgerrig. As such no concerns are raised in respect to the impact of the proposal on the character or visual amenities of the property itself or indeed the wider area which forms part of Urban Character Area 9 (West Merthyr, including Heolgerrig and Gellideg).

Residential amenity

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect, it is noted that the site is located in a mainly residential area and is directly adjoined by a number of dwellings, with the proposal sited closest to the boundary with 81 Heolgerrig.

The proposed bar would be erected approximately 1.2m from the boundary with the dwelling known as 81 Heolgerrig. Given this set back and the modest height of the bar (max of 2.5m) it is not considered that the proposal would have an overbearing impact on this neighbouring property or result in any significant overshadowing or loss of light.

It is recognised that the erection of an external bar and external seating area could generate noise and disturbance to local residents. However, it would appear that the rear curtilage is already used as an external beer garden in association with the public house and thus there would already be a level of noise and disturbance to local residents. However, it is acknowledged that it may increase the popularity and frequency of the beer garden being utilised. Notwithstanding this, it is not considered that the disturbance would be increased to a significant degree and no representations have been received following the publicity exercise. In addition, no objections have been raised by the Environmental Health Department. Finally, it is noted that the introduction of an external bar and the selling of alcohol from this would also be controlled by licensing.

Conclusion

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.

Having taking the above in to consideration, the proposal is found to be in accord with the relevant Local Development Policies and acceptable in terms of its impact on both residential and visual amenity. 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: Site Plans, Drawing Number: RL-03 Rev A, Received on 31 March 2021

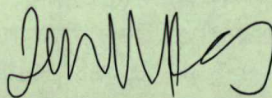
Drawing Title: Proposed Plan, Drawing Number: RL-04 Rev A, Received on 31 March 2021

Drawing Title: Proposed Elevations, Drawing Number: RL-05 Rev A, Received on 31 March 2021

Drawing Title: Proposed Bar Elevations, Drawing Number: RL-06 Rev A, Received on 31 March 2021

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

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

5/5/21