

DELEGATED REPORT

Application No: P/21/0406

Site Address: Units 2 & 3
Clover Road
Gurnos
Merthyr Tydfil
CF47 9DG

Development: Infill extension to enclose walkway and link units 2 and 3 creating an enlarged shop (A1 Use Class)

Case Officer: Rebecca Owens

Site Visit: 13th December 2021

Application Expiry Date: 3rd February 2022

Consultation reply date expired: 27th January 2022

APPLICATION SITE

The application relates to two ground floor commercial units, one of which is occupied by a shop and the other which is vacant and the covered walkway between them. The units are located in a three storey building comprising of a further commercial unit at ground floor (fish and chip shop) and residential units above. The site is located in a mainly residential area within the settlement boundary.

PROPOSED DEVELOPMENT

Full planning permission is sought for an infill extension at ground floor which would enclose the walkway between the two units. This would comprise of bricking up the front and rear openings using facing brick to match the existing. The extension would link the two ground floor units (2 and 3) and create a single enlarged shop (A1 Use Class) covering the floor space of these and the new extension.

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:

Planning Division's Policy Group Leader

No objection

accessibility. The nearest retail and commercial centre is Gurnos situated just under a mile or a 19-22 minute walk away and the Town Centre is situated a mile and a half or approximately a half-hour walk away. In this instance, it is therefore considered that the application properties are situated within a small-established walkable district centre that has not previously caused harm either to the Town Centre or nearby local Centre. In addition, the additional floor space created is very modest and would not have a significant additional impact. The proposal therefore accords with Policy EcW3.

In addition, Policy SW13 of the LDP relates to protecting and improving community facilities. In this respect it is noted that Unit 2 is an existing retail unit (A1 Use) and as such there would be no change to its use under the proposed scheme. At present Unit 3 is vacant with the previous use unknown. However, the application seeks permission to change the use of this unit to an A1 Use Class. Given that it is a vacant unit between two established commercial properties, it is likely that its previous use was either inappropriate or surplus to the needs of the community and thus no longer required or was no longer a viable community use. In addition, the proposal would provide a larger shop which would in fact improve the existing community facility. Accordingly, it is considered that the proposal complies with this Policy.

The proposal would only result in a minor alteration to the appearance to the building with the existing walkway blocked up using matching brickwork. This would not have any notable impact on the character or visual amenity of the property itself or indeed the area in general. In addition as the ground floor of the building is commercial it is not considered that an enlarged retail unit would appear out of place or uncharacteristic.

Regard has also been had for the impact of the proposal on residential amenity and in this respect it is noted that the upper floors of the building are occupied by residential units. However, the ground floor of the property is already commercial in nature and whilst the proposal would bring two units into one single use with a small extension of floorspace where the walkway currently exists, it is not considered that this would give rise to a significantly greater degree of noise and disturbance than that which already exists (or would exist if the vacant unit were occupied).

Having regard to the above the proposal would accord with Policy SW11 of the LDP in terms of its impact on visual and residential amenity and it is noted that no representations were received following the publicity exercise.

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.