

DELEGATED REPORT

Application No: P/20/0180

Site Address: 73 Pontmorlais
High Street
Merthyr Tydfil
CF47 8UN

Development: Construction of rear escape staircase and landing

Case Officer: Caroline Pulley

Site Visit: 13th August 2020

Application Expiry Date: 1st October 2020

Consultation reply date expired: 3rd September 2020

APPLICATION SITE

The application site relates to a public house situated within the Pontmorlais area of Merthyr Tydfil Town Centre. The public house has been vacant for a number of years and has recently been in a state of disrepair. It is currently undergoing renovation following the approval of planning permission in 2006 (P/06/0029) and 2019 (P/19/0057) for some external refurbishment works and for the change of use of the first and second floors to residential flats.

The property fronts onto the main High Street. It is surrounded by a number of commercial properties including an A3 Chinese takeaway which is located to the north of the site. The end of terrace building to the south of site appears to be in residential use in the form of flats. To the rear there is an enclosed hardstanding providing off road car parking.

The site lies within the settlement boundary and forms part of a designated conservation area. It also falls within the C2 Flood Risk Zone and the nominated Article 4 Area of the Town Centre.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the erection of an external staircase to the rear of the building.

The external staircase would be provided to the rear of the building with the steps (and the upper landing area) reaching a maximum height of 3.1m above ground level. The galvanised staircase would extend across an area measuring 2.6m in width and 6.2m in depth. A 1.1m high galvanised steel balustrade would be provided on either side of the staircase incorporating vertical bars along its length. A new fire escape door (previously

approved under application P/20/0090) would be installed at a height of 2.9m above ground level in order to provide a means of access to the staircase from the first floor flats.

PLANNING HISTORY

The planning history relating to the property is as follows:

- P/20/0090 Single storey rear extension (featuring walkway above). Alterations to door and window openings to rear elevation
Granted – 28.05.2020
- P/19/0057 Conversion of building to provide 5, one bedroom flats at first and second floor with associated external alterations. Granted – 18.04.2019
- P/13/0367 Change of use to 4 flats on first and second floor. Reinstate historical features to the facade of the building, including sash windows, decorative ground floor windows and wooden mouldings to the windows and doors.
Granted – 15.01.2014
- P/06/0029 Alteration of two flats on 1st and 2nd floor to four flats and erection of external staircase to rear elevation. Granted – 16.03.2006
- P/97/0050 1 No. Double sided pictorial sign 1 No. fascia sign and 2 No. amenity boards
Granted – 07.03.1997

CONSULTATION

None undertaken.

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

The site is situated within the defined settlement limits. It forms part of the Merthyr Tydfil Town Centre Conservation Area and the nominated Article 4 Area of the Town Centre. The site also lies partially within Flood Zone C2.

The following National and Local Development Plan Policies are relevant to the assessment of this application.

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.

Section 4.3.3 acknowledges that in order to ensure maximum contribution to the well-being goals the planning system must promote viable urban and rural retail and commercial centres. It must sustain and enhance the vibrancy, vitality and attractiveness of retail and commercial centres.

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.

TAN 15 – Development and Flood Risk provides advice on how flood risk should be considered through the development process.

TAN 24 – The Historic Environment provides specific guidance on how conservation areas should be considered as part of the planning system.

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 SW12 – Improving the Transport Network

Policy CW1 - Historic Environment

Policy EnW1 – Nature Conservation and Ecosystem Resilience

Policy EnW2 – Internationally and Nationally Protected Sites and Species

Policy EnW4 – Environmental Protection

Policy EcW3 – Retail Hierarchy – Supporting Retailing Provision

Policy EcW4 – Retail Allocation

Policy EcW5 – Town and Local Centre Development

Supplementary Planning Guidance (SPG)

Note No. 4 – Sustainable Design

Note No.5 – Nature and Development

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are the visual impact of the development and its consequences for the character and appearance of the conservation area, and the impact on the amenity and privacy of occupiers of neighbouring properties.

The proposed fire escape and staircase would be located on the eastern part of building, which is essentially the rear elevation. This minimises the potential impact of the proposed development on the character and appearance of the area. Also, being located along the

main rear elevation and being sited directly between the side walls of two extensions, the staircase would not be overly prominent nor would it cause harm to the character and appearance of the conservation area. It is also considered that its galvanised finish would blend in well with the colour of the external walls and this would further help to reduce any impact this development may have on the building. Therefore, from a visual perspective, the application is acceptable and is in line with Policies CW1 and SW11 of the LDP.

The impact to neighbouring properties has also been considered. In this regard, it is acknowledged that the building is located within a predominately commercial area. Given the nature of the proposed development and its location on the eastern rear elevation of the building in relation to other nearby properties, it is considered that the external staircase would not adversely impinge on the amenities of neighbouring occupiers. The staircase would be sandwiched between the applicant's existing extension and the side wall of the two-storey extension located to the rear of 74. The primary view from the proposed walkway would be over the rear of the application site and would not cause any adverse overlooking issues. The view to the property on the other side would also be obscured by the side wall of the applicant's extension so the walkway would impinge on any residents who may reside on the upper floors of this building. It should also be noted that no objections have been received following the publicity exercise carried out.

For the reasons above, the proposed development is considered to be acceptable in planning terms and complies with the relevant LDP policies.

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 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 number 30 Revision A received on 06.08.2020

Drawing number 31 received on 06.08.2020

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

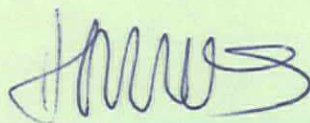
INFORMATIVES

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.

2. Some public sewers and lateral drains may not be recorded on Welsh Waters maps because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. The applicant is advised to contact Welsh Water on 0800 917 2652 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

7/9/20