

DELEGATED REPORT

Application No: P/21/0048

Site Address: Former Vicarage Of Cyfarthfa Christ Church
Plwmp
Heol S O Davies
Georgetown
Merthyr Tydfil

Development: Non-material amendment to planning permission P/20/0039 to change roof finish to artificial slates

Case Officer: Rebecca Owens

Application Expiry Date: 15th April 2021

APPLICATION SITE

The application relates to a vacant, detached dwelling, which formerly served as a vicarage to the adjacent Cyfarthfa Christ Church, which is scheduled as a Grade II Listed Building. The site is located within the settlement boundary in a mainly residential area (although it is in close proximity to an established retail park). The site is bound by the aforementioned church to the west, highways to the south and east and vegetated land to the north. The site has an uneven profile with a generally flat plateau to the west of the site on which the access, hard standing and dwelling are located. The land then slopes down steeply to the east to a more gentle sloping area of grassed land, which is substantially elevated above the adjoining highway.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to a recently approved planning application for remodelling and extensions to the existing dwelling, creation of an external terrace and other works within the curtilage of the property (Planning Reference: P/20/0039). The application seeks permission to change the roof covering from natural slate to artificial slate, namely Cedral, Rivendale slates. These would be used on the entirety of the roof and roof of the extensions.

PLANNING HISTORY

The relevant planning history is detailed below:

P/20/0039 Remodelling and extensions to existing dwelling, creation of external terrace and other works within the curtilage
Granted planning permission subject to conditions on 7 September 2020

It is noted that there is also a planning application for the discharge of conditions on the above planning permission which is currently under consideration in the Planning Division. The details of this are as follows:

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

Local Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 were relevant to the determination of the original planning application and the proposed alteration must also adhere to these:

- SW4: Settlement Boundaries
- SW9: Planning Obligations
- SW11: Sustainable Design and Placemaking
- SW12: Improving the Transport Network
- CW1: The Historic Environment
- EnW1: Nature Conservation and Ecosystem Resilience
- EnW2: Internationally and Nationally Protected Sites and Species
- EnW4: Environmental Protection
- EnW5: Landscape Protection

In addition, the original planning application was be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 2: Planning Obligations
- Note 4: Sustainable Design
- Note 5, Nature and Development.
- Note 6, A Design Guide for Householder Development

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,

- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the proposed change to the material finish of the roof constitutes a non-material amendment to the development approved under application reference P/20/0039. In this respect, the main considerations are the impact of the change on the design and appearance of the development and the character and setting of the adjacent Grade II Listed church.

In this respect, it is noted that the proposal would result in a minor alteration to the roof finish. Whilst the use of natural slate would be preferable, the alternative tile is found to be a good replica, which would not substantially alter the appearance of the roof or fundamentally alter the design of the scheme as a whole. In addition, given that the roof would still have the appearance of a slate finish and in view of the overall changes which would be undertaken to the property as a whole, it is not considered that the alternative roof finish would harm the character or setting of the listed church.

The revised scheme would therefore be acceptable and in accord with Policies SW11 and CW1: The Historic Environment of the Replacement LDP.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. There are no conditions on the existing planning permission that would prevent the proposed change.
2. There have not been any previous non-material amendments to the originally approved scheme (P/20/0039).
3. No representations were received following the original publicity exercise.

CONCLUSION

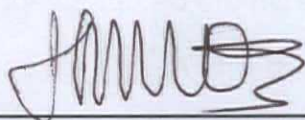
In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/2/21