

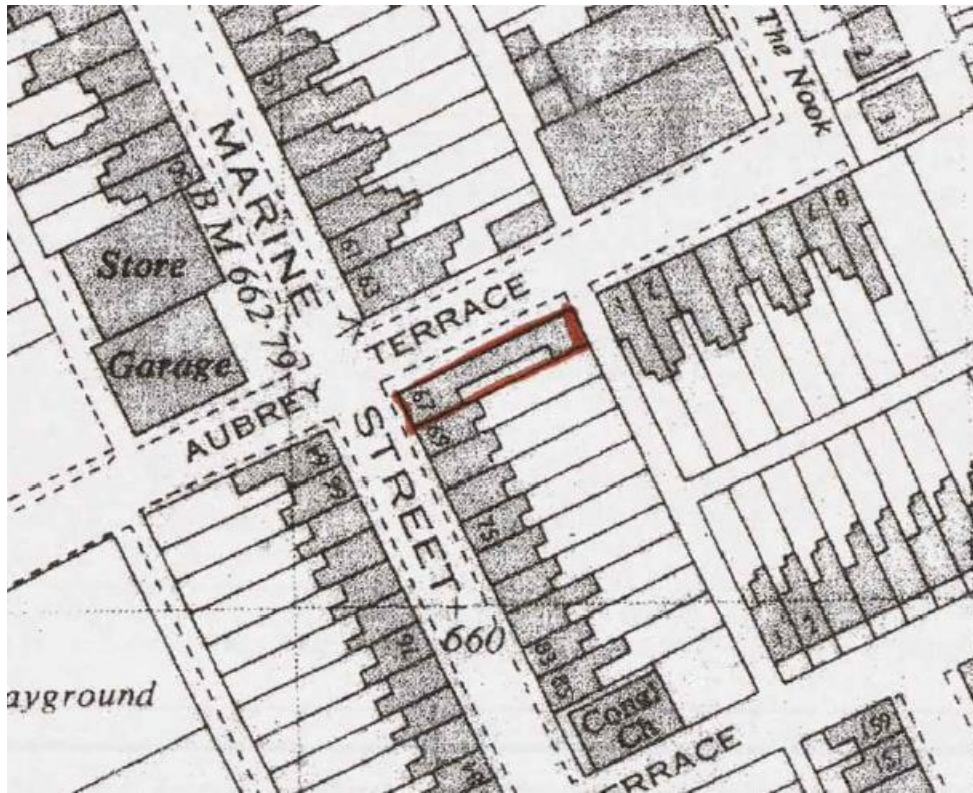
| BLAENAU GWENT COUNTY BOROUGH COUNCIL | |
|---|--|
| Report to | The Chair and Members of Planning, Regulatory and General Licensing |
| Report Subject | Planning Applications Report |
| Report Author | Team Manager Development Management |
| Report Date | 22nd September 2023 |
| Directorate | Regeneration & Community Services |
| Date of meeting | 5th October 2023 |

Report Information Summary

| |
|--|
| 1. Purpose of Report |
| To present planning applications for consideration and determination by Members of the Planning Committee. |
| 2. Scope of the Report |
| Application Address No. |
| C/2023/0097 67 Marine Street, Cwm, Ebbw Vale, NP23 7SS |
| 3. Recommendation/s for Consideration |
| Please refer to individual reports |

Planning Report

| | |
|--|---|
| Application No: C/2023/0097 | App Type: Resubmission |
| Applicant: Richard Webber 33 York Avenue Garden City Ebbw Vale NP23 8US | Agent: Mr Adrian Drew 14 Thornhill Close Brynmawr NP23 4SA |
| Site Address: 67 MARINE STREET CWM EBBW VALE NP23 7SS | |
| Development: Conversion of existing dwelling to create 4 self-contained flats (Resubmission) | |
| Case Officer: Joanne Clare | |

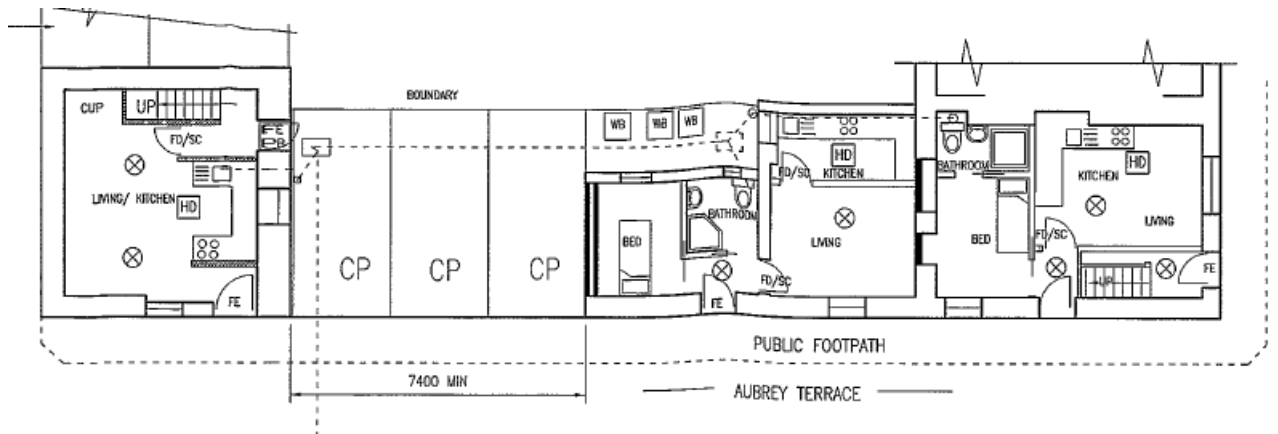




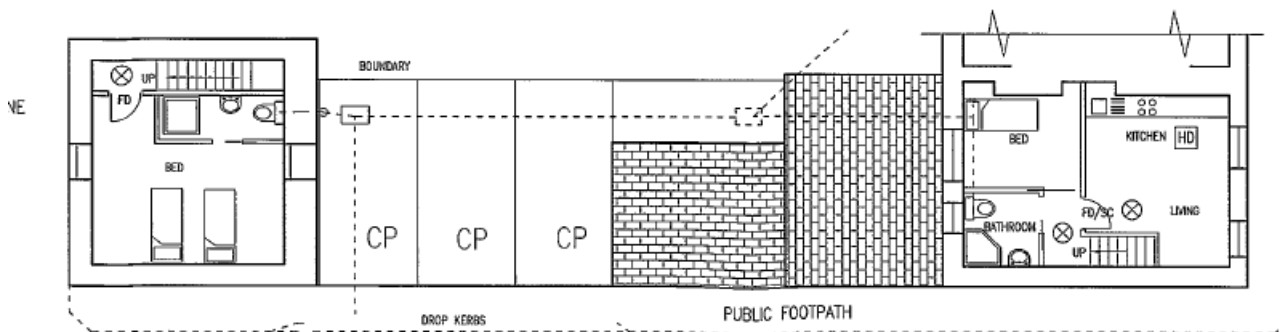
1.0 Background, Development and Site Context

- 1.1 The application is a resubmission of previously refused application C/2022/0234. The reason for that refusal was lack of off-street parking provision and that additional on street parking would intensify the limited available on-street parking in nearby streets and could result in residents parking dangerously and prejudicing highway safety on Marine Street.
- 1.2 The application site comprises a two-storey dwelling located in an end of terrace position fronting Marine Street and Aubrey Terrace, Cwm. The property is in a predominantly residential area. The property currently has a single storey outbuilding attached to the rear of the dwelling with a two-storey outbuilding at the bottom of the garden.
- 1.3 The existing plans indicate that the two-storey outbuilding has a living room/kitchen to the ground floor and a bedroom to the first floor with an external door leading onto Aubrey Terrace. However, there is no planning history relating to this building being used as a separate residential unit (although it is acknowledged the building may have been able to be occupied as an annexe without planning permission). The building also appears to be inhabitable in its current form.
- 1.4 The property has a small strip of private amenity space to the rear.

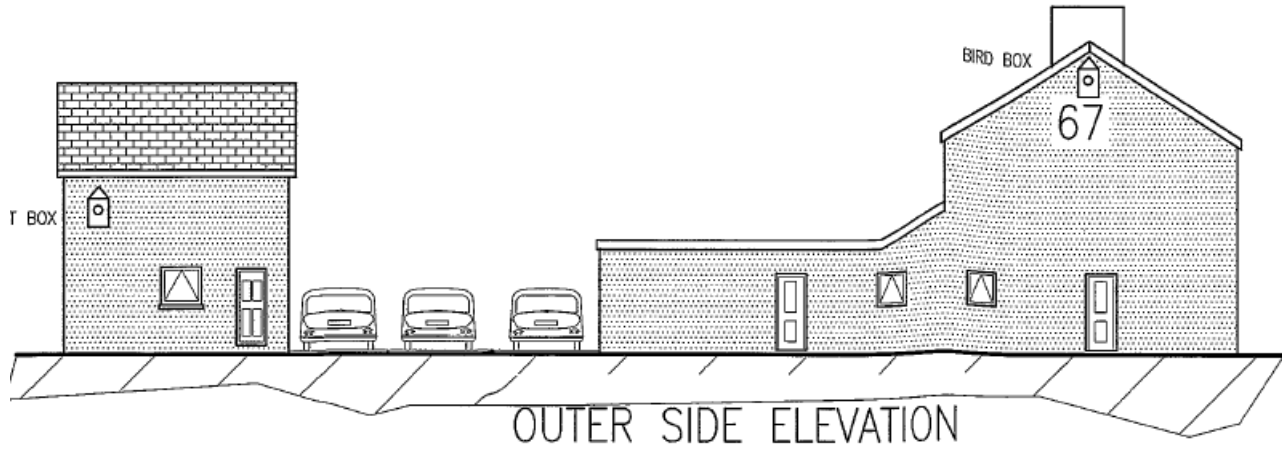
- 1.5 Planning permission is sought to convert the dwelling into 4no. self contained flats. The main dwelling will be converted into 2 no. flats with the ground floor flat consisting of a bedsit with a 1 bed roomed flat to the first floor. The flat in the single storey outbuilding attached to the dwelling will consist of a 1 bed roomed flat with the outbuilding at the bottom of the garden being 2 storey, 1 bed roomed flat. Each flat will be accessed via their own front door.
- 1.6 Off street parking for 3 vehicles will be provided within the site. This would be achieved by removing the side boundary wall and creating a new access off Aubrey Terrace.



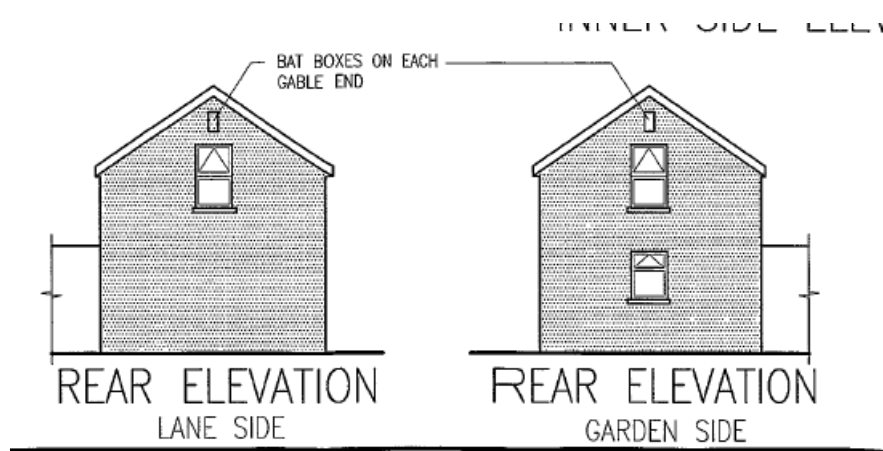
GROUND FLOOR PLAN



FIRST FLOOR PLAN

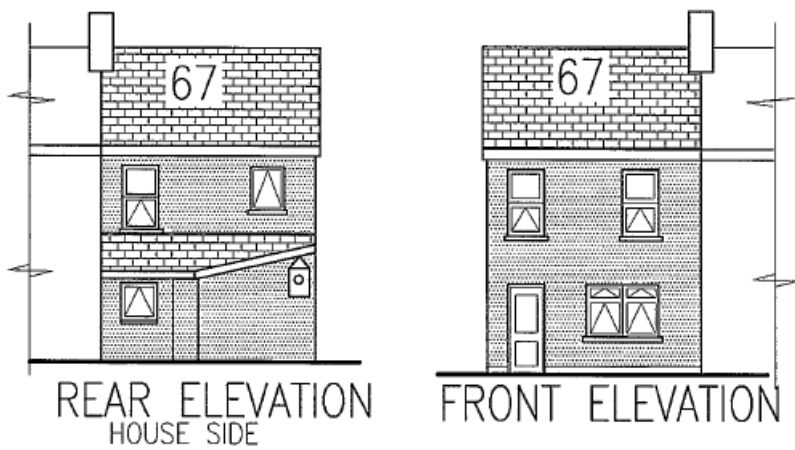


OUTER SIDE ELEVATION



REAR ELEVATION
LANE SIDE

REAR ELEVATION
GARDEN SIDE

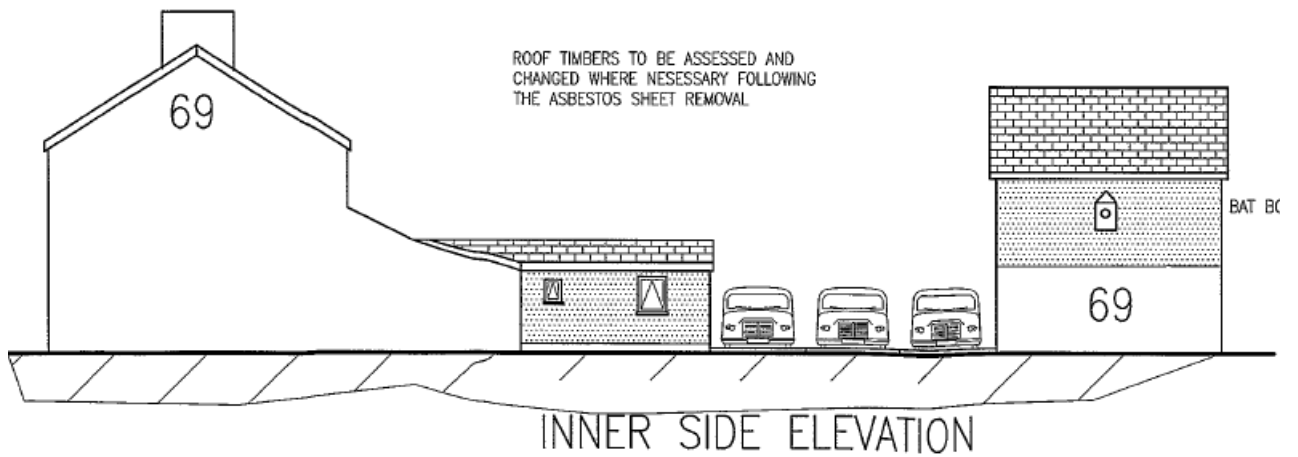


REAR ELEVATION
HOUSE SIDE

FRONT ELEVATION







2.0 Site History

| | Ref No | Details | Decision |
|-----|-------------|---|-----------------------|
| 2.1 | C/2022/0234 | Conversion of existing dwelling into 4no. self contained flats. | Refused 25/11/2022 |

| | | | |
|-----|---------|--|------------------------|
| 2.2 | 95/0280 | Change of use of vacant general stores into a residential lounge | Approved 21/11/1995 |
| 2.3 | 7222 | Conversion of shopfront into domestic | Approved 27/05/1988 |
| 2.4 | 6372 | Change of use to Indian Takeaway | Refused 11/12/1986 |

3.0 Consultation and Other Relevant Information

3.1 Internal BG Responses

3.2 Team Leader Building Control:

No objections. Confirmed sound treatments will be required by Building Regulations.

3.3 Service Manager Infrastructure:

Highways:

The submitted application complies with Policy DM 1 (3d), there are no objections subject to conditions requiring construction of parking spaces prior to beneficial occupation and an informative regarding dropped kerbs.

3.4 Environmental Health:

No objections. Condition should be imposed regarding sound insulation unless this is required under Building Regulations.

3.5 Ecology:

As part of the application a Bat Survey Report has been submitted. The report concludes that there are no roosting bats and has therefore been assessed that bat roosts are likely to be absent from the property. It was however noted that 3 species of bat were recorded foraging and commuting above and around the property. On the condition the recommendations (section 4.1) and enhancements (section 4.2-4.3) outlined within the Bat Survey report are successfully implemented there should be no long term negative impacts to key protected species.

3.6 External Consultation Responses

3.7 Natural Resources Wales:

No objection to the proposed development as submitted. Advice has been provided regarding bats.

3.8 Welsh Water:

No objection subject to appropriately worded planning conditions.

3.9 **Public Consultation:**

- 8 letters to nearby houses
- 1 site notice
- website public register of applications
- ward members by letter
- all members via weekly list of applications received

3.10 Response:

No letters of objection have been received.

3.11 A ward member has requested that the application is presented to committee due to having concerns regarding adequate parking provision.

4.0 Planning Policy

4.1 LDP Policies:

DM1 New Development
DM2 Design and Placemaking
DM14 Biodiversity Protection and Enhancement
SP4 Delivering Quality Housing
SP5 Spatial Distribution of Housing Sites

4.2 Under the provisions of the 2015 Planning (Wales) Act, any development plan adopted prior to 4 January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. Therefore, the Blaenau Gwent County Borough Council Local Development Plan up to 2021, which was adopted on November 2012, remains the extant statutory development plan for the area beyond the specified 2021 plan period.

4.3 PPW & TANs:

SPG Access, Car Parking and Design
Future Wales Plan 2040 (FW:2040)
Planning Policy Wales Edition 11

5.0 Planning Assessment

5.1 The site is located within the Local Development Plan (LDP) settlement boundary, as defined by Policy SB1, within which development is normally-permitted subject to other policies in the plan and other material considerations. Policy 1 of the Future Wales Plan 2040 (FW:2040) also

supports sustainable growth in all parts of Wales with the Valleys being identified as one of three National Growth Areas.

- 5.2 Policy 2 of FW:2040 refers to strategic placemaking principles. This includes that developments should positively contribute towards building sustainable places that are at a walkable scale with homes, local facilities and public transport within walking distance of each other.
- 5.3 The development is located in a sustainable location with links to public transport facilities in close proximity. The site is located within a predominantly residential setting and the building is already a single residential dwelling. Therefore, the principle of residential development in land use terms is acceptable and has already been established by the existing use of the property.
- 5.4 The main planning considerations are the increase in residential units and the associated impact upon the local highway network and residential amenity.
- 5.5 Statutory consultation has been carried out and no letters of objection have been received, save for the concern raised by a Ward Member.
- 5.6 The previous application was refused on highways grounds as set out earlier in my report. The proposed plans now indicate that there will be 3 off street parking spaces provided within the site which the Team Manager Built Environment has agreed is acceptable.
- 5.7 The property currently benefits from a small strip of external amenity space which will be used for car parking and bin store provision. It is acknowledged there would be limited outdoor amenity space remaining, however this is not unusual with flats and there is ample public amenity space in close proximity to the property.
- 5.8 In considering the impact of the flats upon neighbouring properties in terms of overlooking, the proposed first floor window of Flat 4 (two storey outbuilding) would front the proposed bathroom and bedroom of the proposed 1st floor flat. In addition, the window would give rise to overlooking to the neighbouring dwelling at 69 Marine Street. Whilst I note that Flat 4 would be approximately 15m away from the neighbouring property and the windows it will face in Flat 1 are non-habitable rooms, I still have concerns regarding direct overlooking of the mentioned windows, in particular the neighbouring property. As such, I consider it necessary to impose a condition that the window at first floor level of Flat 4 (facing inwards) is obscurely

glazed. This window does serve a bedroom, but it is noted there is an additional window serving that bedroom which will ensure there will be sufficient levels of light entering the bedroom. Subject to the imposition of this condition I do not consider that the development would have such a detrimental impact upon the neighbouring amenity in terms of overlooking to warrant refusal of the application. The proposal is therefore considered compliant with the relevant criteria of LDP policy DM1(2)c with regards to this matter.

- 5.9 In considering the impact on the amenity of future occupiers, the Environmental Health Officer has raised no objections to the application but has requested a condition in relation to sound insulation. Building Control have confirmed that sound proofing will be covered as part of a building regulations application.
- 5.10 A Preliminary Roost Assessment (PRA) was undertaken on the 1st August 2023. No evidence of roosting bats was recorded during the PRA survey, although a number of features were identified that had potential to afford bats access into the interior of the building. As such, a single detailed dusk survey was undertaken in order to confirm the presence or likely absence of bats, and to characterise any roosts present. The PRA confirmed that bat roosts are likely to be absent from the property. It was however noted that 3 species of bat were recorded foraging and commuting above and around the property. The Council's Ecologist has confirmed they have no objections provided the enhancements suggested (Section 4.2-4.3) are successfully implemented there should be no long term negative impacts to key protected species.
- 5.11 In accordance with guidance issued by the Welsh Government, each application for planning permission must now propose ecological mitigation and enhancement. This can be achieved through the incorporation of bat and bird boxes into the development or within the wider curtilage. Ecology enhancements have been added by means of bat and bird boxes to the gable ends of the main dwelling and outbuilding.
- 5.12 Conclusion
It is acknowledged that the site is in a sustainable location and would not have a detrimental impact upon the safe, effective and efficient use of the transportation network in accordance with LDP Policy DM1(3). Subject to conditions the proposed development complies with Policies DM1 and DM2 and would not result in an increased level of overlooking, loss of privacy, and would not be detrimental to the amenity of neighbouring occupiers. The proposal would not have an unacceptable adverse visual impact on the streetscene. Furthermore, the development would provide self-contained

flats that will make a small contribution to the much needed housing stock and mix of housing under LDP Policies SP4 and SP5.

6.0 Legislative Obligations

- 6.1 The Council is required to decide planning applications in accord with the Local Development Plan unless material considerations indicate otherwise. The planning function must also be exercised in accordance with the principles of sustainable development as set out in the Well-Being of Future Generations (Wales) Act 2015 to ensure that the development and use of land contributes to improving the economic, social, environmental and cultural well-being of Wales.
- 6.2 The Council also has obligations under other legislation including (but not limited to) the Crime and Disorder Act, Equality Act and Human Rights Act. In presenting this report, I have had regard to relevant legislation and sought to present a balanced and reasoned recommendation.

7.0 Conclusion and Recommendation

- 7.1 Planning permission be **GRANTED** subject to the following condition(s):
- 7.2
1. Standard time limit
 2. Approved Plans/Documents List
 3. Control over discharge of surface water.
 4. Require scheme of sound insulation works.
 5. Require provision of parking spaces prior to occupation
 6. Require the installation of bat/bird boxes
 7. 1st floor window to outbuilding to be obscurely glazed

Informatives:

1. Dropped kerbs
2. Welsh Water
3. Asbestos removal

8.0 Risk Implications

- 8.1 None.