

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0120/COU 15.02.2016	Mr N Starr 2 Clive Street Caerphilly CF83 1GE	Convert first-floor offices into residential apartments and provide stores on the ground floor Units A - E, Clive Chambers, 2A Clive Street & 2 Clive Street Caerphilly CF83 1GE

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is situated on the corner of Clive Street and Cardiff Road.

Site description: The application property is a two-storey modern building which has a modern retail frontage to Cardiff Road. The building is currently in a mixed use of A3 hot food take away to the ground floor with offices to the first floor and it is finished in a mixture of render and face brickwork. The building currently has a hipped apex roof and there is no additional land associated with the building. The building is situated within the principal retail area within Caerphilly, with retail premises to the ground floor of the majority of the surrounding buildings, many of which have either storage or residential accommodation at first floor level.

Development: The application seeks consent for internal alterations to the building in order to change the use of part of the building to residential. The internal alterations will create a small cycle store on the ground floor with three one bedroom flats and one two bedroom flat at first floor. Access will be created through an existing doorway to Clive Street.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

06/0235/FULL - Erect flue and air conditioning unit to elevation facing Clive Street - Refused 26.10.06.

P/06/0267 - Vary Condition (2) of planning consent P/02/0647 to extend opening hours to midnight (Mon. to Fri) - Granted 20.04.06.

Cont....

Application No. 16/0120/COU Continued

06/0665/FULL - Create a new mixed development containing town centre retail units, offices, residential apartments with a related health club and a public library facility - Granted 20.08.07.

11/0652/COU - Change the use from A1 shop to betting office within class A2 - Granted 06.12.11.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7 (Planning Obligations), SP14 (Total Housing Requirements), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

Caerphilly Town Council - Raises objection with regard to the lack of off street parking.

Transportation Engineering Manager - No objection.

Principal Valuer - No objection.

Dwr Cymru - Provides advice to be conveyed to the developer.

Cont....

Application No. 16/0120/COU Continued

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Yes. Based on a floor area of 235.32 square metres a CIL amount of £9412.80 is payable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are the impact on highway safety with particular regard for off street car parking and whether the proposed use is compatible with surrounding land uses.

With regard to highway safety it is acknowledged that no off-street car parking will be provided as part of this development. However, it is felt that this proposal should be considered in light of the property's sustainable location within a Town Centre with easy access to a number of public facilities such as shops, schools, post office, bus and train services. It should also be noted that the lawful use of the property includes retail use to the ground floor with office accommodation to the first floor. Based on this the existing building would require more parking spaces than the proposed use. The Local Planning Authority also has to balance the lack of parking spaces against the need to maintain the vitality and viability of this Principal Town Centre.

Cont....

Application No. 16/0120/COU Continued

In that regard it is considered that bringing these currently vacant premises back into beneficial use, together with the increased traffic footfall to the town centre created by the occupiers of the flats would serve to meet the aforementioned need. As such it is considered that this outbalances the absence of parking spaces within the development.

With regard to the compatibility of the use it has already been stated that the use of part of the building for residential purposes would help to maintain the vitality and viability of the town centre. Also, it is not unusual in town centre locations to have flats above retail premises and as such it is not felt that it would unacceptable in this instance.

Comments from consultees: The comments of Caerphilly Town Council have been addressed above. No other objections were raised.

Comments from public: None.

Other material considerations: In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of suitably worded conditions.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Notwithstanding the approved plans, no apartment hereby approved shall be occupied until the bin store shown on the approved plans has come into beneficial use.
REASON: In order to ensure that adequate bin storage is provided in the interests of public health and residential amenity.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2.

Please find attached comments from Dwr Cymru/Welsh Water.

