

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0363/COU 24.07.2014	Mrs S Carpenter 53 Abernant Road Markham Blackwood NP12 0PR	Change of use from Post Office to dwelling together with the replacement of the existing shop front with a domestic frontage Markham Post Office 53 Abernant Road Markham Blackwood NP12 0PR

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is situated on the south west side of Abernant Road.

House type: The application property are established Post Office premises with the shop to the front and living accommodation to the rear and above and as such it is a mixed-use property. There is a relatively new traditional style shop front to the ground floor of the frontage with a rendered domestic frontage with two windows to the first floor. The property is situated on the end of a terrace with residential properties either side but it is situated in a mixed use area with a number of shops in the street.

Development: The application seeks full planning consent for the change of use of the property from a mixed-use shop and dwelling to a dwelling. The existing shop area is to be converted into a living area with the shop front being replaced with a domestic frontage. The domestic frontage will have one window and one door.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

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POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW9 (Protection of Rural Commercial Facilities) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

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 (2012) 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 is also relevant.

CONSULTATION

None.

ADVERTISEMENT

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

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Application No. 14/0363/COU Continued

Response: 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.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is whether the loss of the post office would have a detrimental impact on the sustainability and viability of this rural community. In that regard Policy CW9 of the Local Development Plan requires developers for such applications to comply with the following criteria in order to establish that there would be no such harm:-

- A The local community would continue to be served by another existing and comparable facility that is located within easy and convenient access by foot or bicycle; or
- B There is evidence that the current use is not, and could not reasonably be expected to become, financially viable; and
- C The developer can demonstrate that the premises, if non-operational, has been vacant for over a year and that the premises have been actively marketed for that use for lease or sale over a similar period of time at a reasonable rental or purchase price.

The applicant has provided a letter stating that:-

"Now that I have reached the age of 70 and with 45 years working in the Post Office I have decided with effect from 13th August 2014 to close the business and retire. The Post Office has tried with little success to find other premises to accommodate the business, but so far has had no success."

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Application No. 14/0363/COU Continued

Whilst the circumstances of the applicant are noted, Members are reminded that personal circumstances should only be taken into account in exceptional cases. It is not considered that the personal circumstances of the applicant should outweigh the policy considerations in this case.

In that regard it is considered that the applicant has not complied with the requirements of the criteria set out in Policy CW9 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and as such has failed to show that the loss of the post office would not have a harmful impact on the sustainability and vitality of this rural community.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The applicant has failed to comply with the requirements of the criteria set out in Policy CW9 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and as such has failed to show that the loss of the post office would not have a harmful impact on the sustainability and vitality of the rural community of Markham.
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