

PLANNING STATEMENT

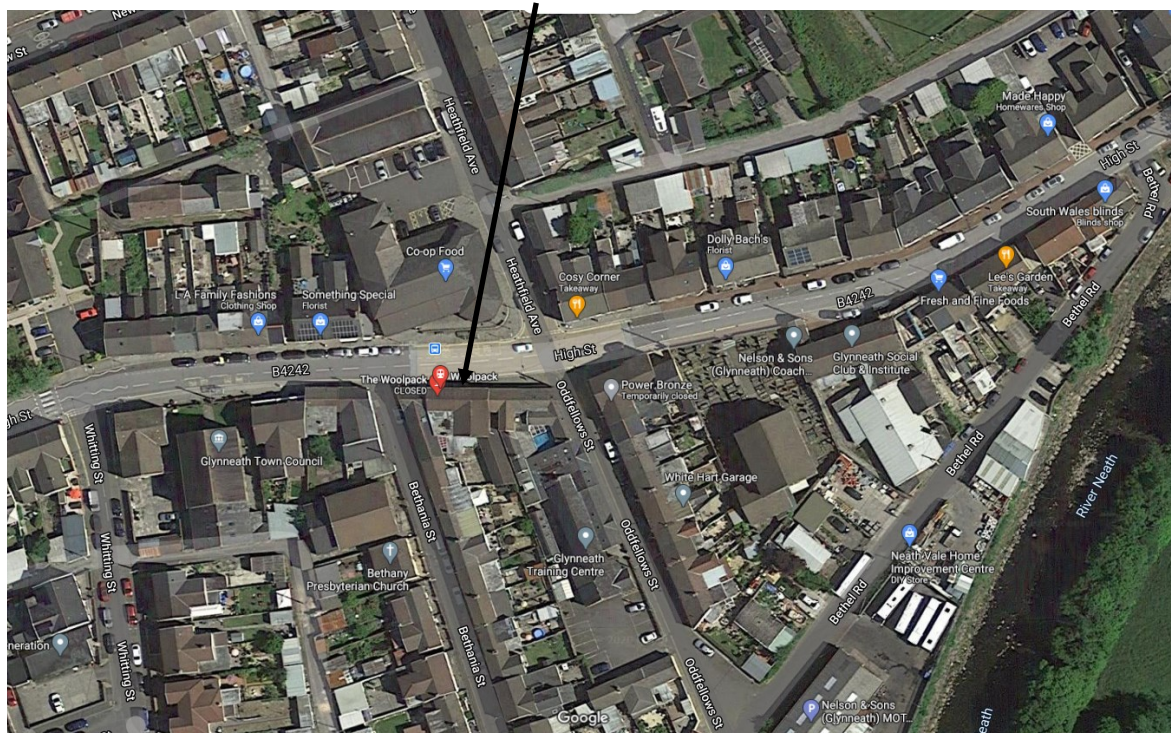
PROPOSAL: REDEVELOPMENT OF THE FORMER WOOLPACK PUBLIC HOUSE TO FACILITATE THE CHANGE OF USE OF THE BUILDING TO PROVIDE 4 ONE BEDROOM FLATS AND 2 COMMERCIAL UNITS AT GROUND FLOOR LEVEL.

ADDRESS: FORMER WOOLPACK PUBLIC HOUSE, GLYNNEATH

1.0 Application Site

- 1.1 Full planning permission is sought for the change of use and increase in ridge height of the former Woolpack Public House Glyn Neath from a public house to a retail unit (Class A1) and retention of A3 unit at ground floor level and two flats on the 1st and 2nd floors. The proposal seeks consent to completely refurbish the existing building.
- 1.2 As stated above, the ground floor commercial unit will be subdivided to create two independent units and will create two enlarged shop fronts in order to provide new entrance points to the newly created commercial units. The existing central entrance door will be used to access the flats. The former pub is a large 2 storey building which is in need of major refurbishment in order to bring it up to modern standards and back into beneficial use. The property is also situated in the Glynneath District Centre.

Application Site



- 1.3 The site is flanked to the west by an Indian take away restaurant, the east by a retail shop and a café, a large Co-Operative store to the north and the rear curtilage of the property to the south.
- 1.4 The proposal will introduce two commercial properties and four affordable one bedroom flats. The building is in a major need of refurbishment and is in a prime spot within the District Centre within very close proximity to numerous public amenities and a number of bus stations. The refurbishment of this building will enhance this location from a social, economic and environmental perspective.

2.0 Proposal

- 2.1 As previously stated, the proposal will involve some minor alterations to the pattern of fenestration, a rear dormer, increase in ridge height and 3 dormer windows to the primary elevation.

Existing and Proposed Elevations

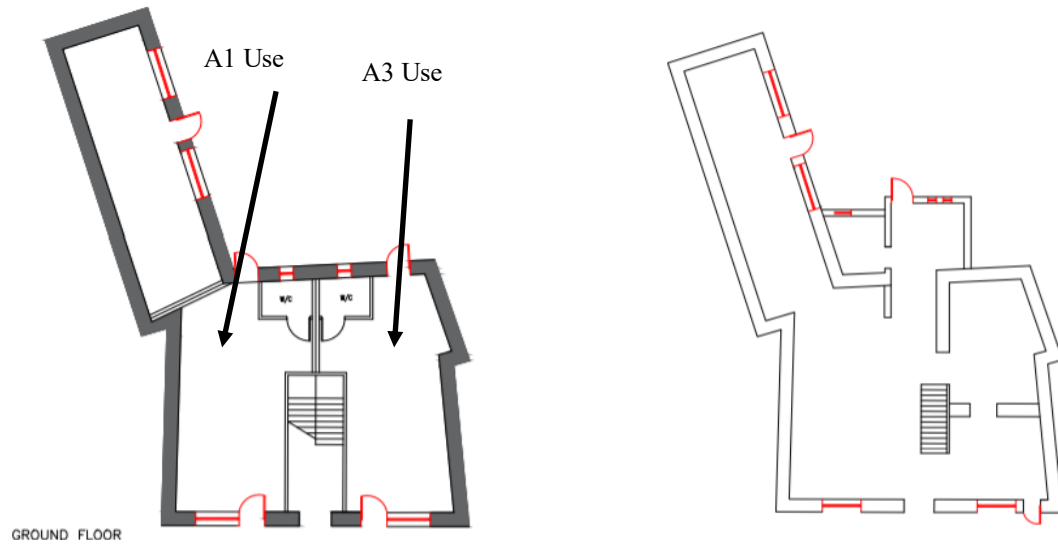
- 2.2 The proposal will result in the creation of two new shop fronts to facilitate the provision of two commercial units. One of the units will be retained as an A3 use and a retail A1 use.



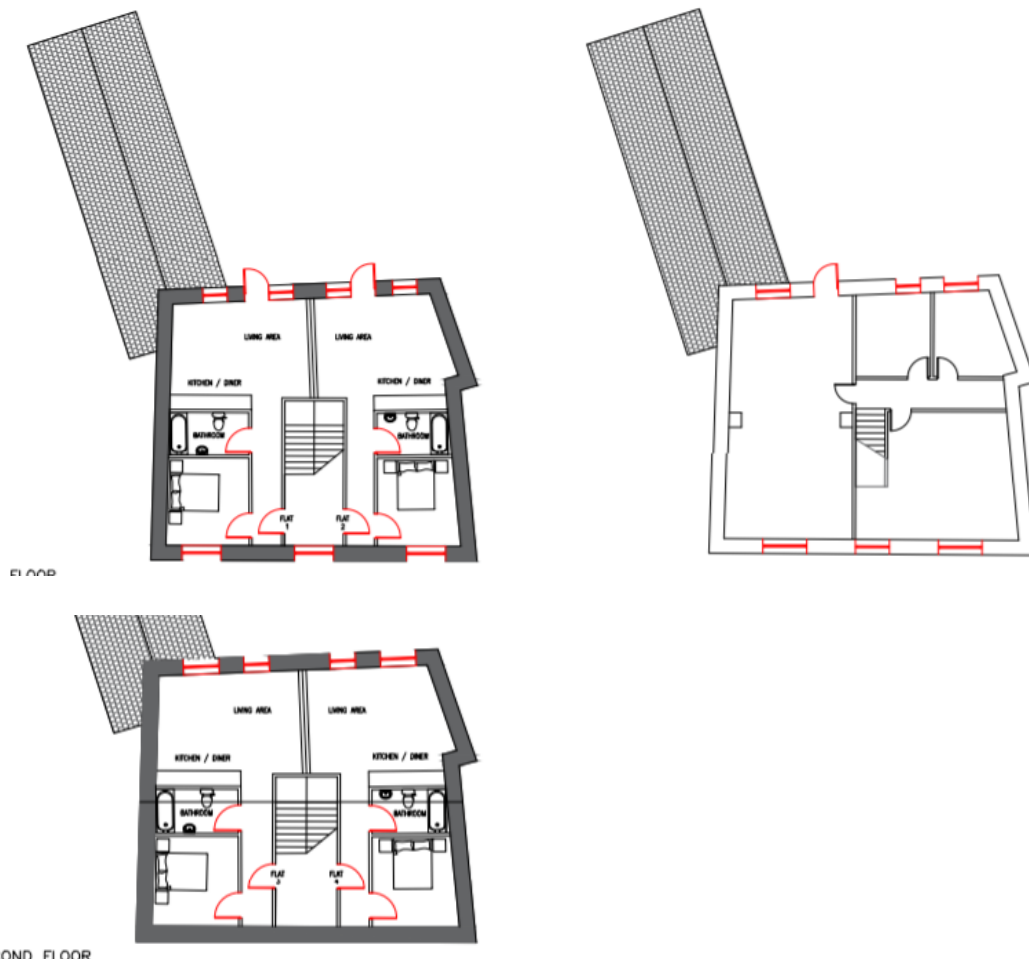
- 2.3 The scheme seeks consent to raise the ridge and eave height of the property and provision of 3 front and one rear dormer to create two additional flats at 1st floor level. The scheme also proposes a number of additional windows to the 1st floor elevation.

Existing and Proposed Layout plans

- 2.4 The proposed change of use will result in the introduction of 2 modest commercial units on ground floor level. It is envisaged one of them will be retained as an A3 use and an A1 use at ground floor level:



2.5 The proposed commercial units will have separate entrance points to the primary façade with the access to the flats at 1st and 2nd floor level



2.6 The proposed 4 one bedroom flats will be modest in size and create affordable accommodation within the Town Centre.

3.0 Main Issues

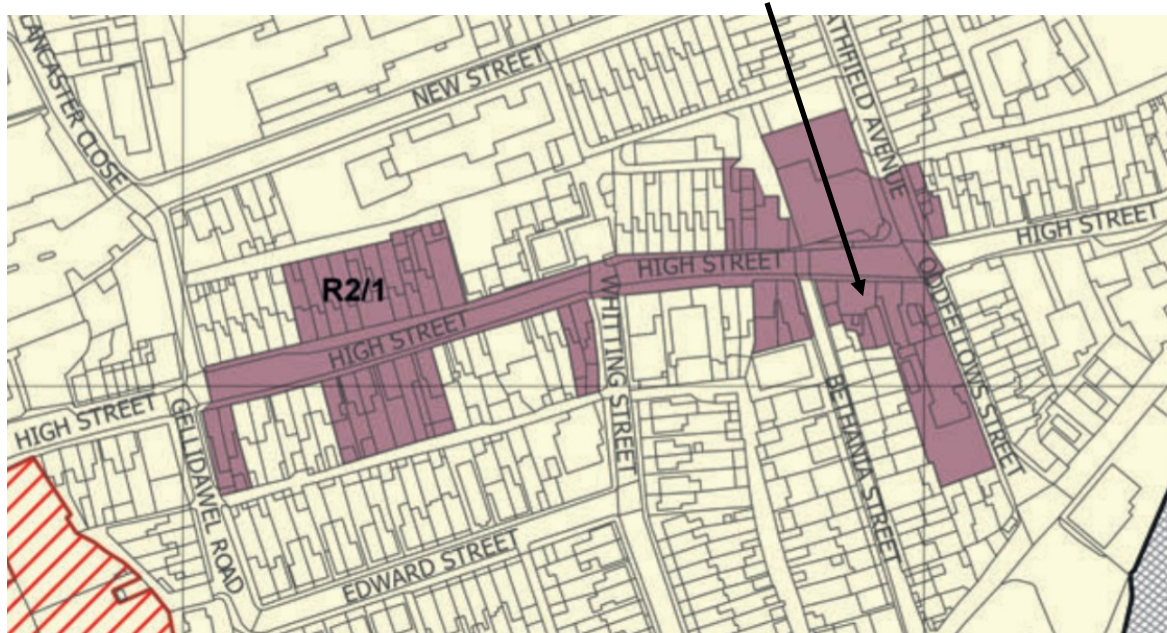
3.1 The main issues for consideration of an application such as this relate to:

- Principle of use and Viability.
- Impact on the visual amenities of the area and wider Conservation Area.
- Impact on residential amenity.
- Impact on highway safety.

4.0 Principle of Use

4.1 The application site is defined as falling within Glynneath District Centre under the provisions of Neath Port Talbot LDP:

Application Site



4.2 The site is defined as falling within the defined settlement limits of Glynneath Town Centre. The existing business has struggled for a number of years and is an underutilised commercial premises which is situated in a prominent location along High Street.

4.3 The proposed mixed use development would bring a prominent building back into beneficial use which would help re-introduce people back into the town centre and 2 new commercial units at ground floor level which would help increase footfall back into the town centre. The new residents in the 1st and 2nd floor flats would also contribute positively to how the town centre functions by taking advantage of its facilities and amenities. As promoted by PPW and NPT LDP, the proposed use would make efficient use of a building that is currently underutilised and vacant.

- 4.4 The development would result in the loss of the former pub, however it would result in the introduction of the subdivision of the ground floor unit to create 2 ground floor commercial units. One of the units would be retained as A3 and the other as an A1 use. The scheme would provide affordable residential accommodation within the District Centre, provides the opportunity to re-generate functionally obsolete property such as this and introduce vitality via people into the Town Centre having the knock on effects of re-generating small businesses like shops, café's pubs and leisure facilities which, by their presence will help improve the economic viability of the centre.
- 4.5 As such it is clear that the introduction of 2 ground floor commercial units and introduction of residential accommodation at 1st and 2nd floor level is acceptable in principle and is supported by both National and Local Planning Policies.

5.0 Visual Amenity

- 5.1 The existing building is prominent two storey property which forms part of Glynneath District centre. The external alterations will include:
- Two new shop fronts to facilitate the subdivision of the former bar to create two commercial units.
 - Increase in eaves and ridge height to provide additional floor of accommodation.
 - Provision of 3 front dormer windows.
 - Rear dormer window.
 - Fenestration alterations to the rear elevation.
- 5.2 The work will undertake the complete refurbishment of the property and the proposed re-development of the site is an opportunity to refurbish this dilapidated property.
- 5.3 The general form of building will be retained and the additions modest extensions to the property. The application site is flanked by lower two storey terrace properties and as such the increase in eave and ridge height would not appear at odds with the character and appearance of the street-scene. Furthermore, there is a mix of individual style properties in the locality and a modern development directly opposite the application site.
- 5.4 The alterations to the rear elevation are modest and will not appear dominant or prominent when viewed from the rear façade. The existing two storey building has a tired looking façade which looks dated and is in major need of redevelopment. The existing commercial unit has been vacant for a number of months and has been struggling for a number of years. As previously stated the proposal will retain an active commercial frontage which should be welcome.
- 5.5 The work will seek to utilise materials to match the existing property to ensure the proposal has a positive impact on the character and appearance of the wider street-scene. The works are minor and will have a positive impact on visual amenity.

- 5.6 Therefore it is felt the proposal is an acceptable form of development which would have a positive impact on the visual amenities of the host properties and the character and appearance of the street-scene.

6.0 Residential Amenity

- 6.1 The proposal will result in minor extensions to the property and given the sites town centre location the proposal will not result in unacceptable overbearing, overshadowing or overlooking to an extent which would warrant the refusal of this application.
- 6.2 In terms of the proposed residential use, in light of the extant existing use it is not felt that the introduction of 4 one bedroom flats would result in an over-intensive form of development at this Town Centre location. The existing building has an extant unrestricted A3 use which could potentially have a high level of usage. As such the change of use would not result in an over-intensive form of use.
- 6.3 As such it is felt that the proposal would have an acceptable impact on residential amenity in accordance with the provisions of both National and Local Plan Policies.

7.0 Highway Safety and Parking

- 7.1 As previously discussed, the proposal will incorporate two new access points to provide access to the ground floor retail units. Access to the flats will be provided via the existing entrance point.
- 7.2 The site is defined as falling within Town Centre —Zone 2 as defined under the provisions of the Supplementary Planning Guidance document entitled—Parking Standards. Zone 2 areas are limited to towns. Typically there is a wide range of public transport services, bus and rail and has a high density area.

Existing Use - The existing use is A3 at ground floor level with a flat at 1st floor level. The ground floor is approximately 156sqm which having regard for the SPG would generate a parking requirement of 1 commercial vehicle and 1 space per 3 non resident staff and 1 space per 5m2 of servery.

With this in mind the existing use would generate a parking requirement of at least 1 commercial vehicle, 2 parking spaces for staff and taking a modest assumption of useable serving space of say 120sqm would generate a parking requirement of 24 spaces.

The existing flat would generate a parking requirement of 3 spaces which would give a total of approximately 27 parking spaces.

Proposed Use— As previously stated, the proposal would result in the introduction of 2 commercial units at ground floor level and 4 one bedroom flats. The ground floor retail unit—Class A1 would be less than 60m² each and as such there would be a parking requirement of 1 commercial space and 1 visitor space per 60m². As such the proposed retail unit would have a parking requirement of 2 spaces for the retail element.

The retained A3 unit would be circa 49m² and under the SPG would require circa 1 space commercial, 1 space per 3 staff and 1 space for 5m² and therefore the A3 use would generate a maximum parking requirement of 11 spaces.

The proposed flats would generate a requirement of 1 space per bedroom and 1 visitor space per 5 units which would generate a parking requirement of 4 parking spaces.

To summarise the existing use would generate an existing parking requirement of 27 spaces and the proposed development a requirement of 17 spaces. In light of the above it is clear that the proposed use would generate significantly less comings and goings than the extant lawful use and as such the proposed use is considered an acceptable form of use in this respect. Therefore the site is in a highly sustainable location where parking would not be warranted. Therefore the site is within a highly sustainable location and does not therefore require the provision of parking.

8.0 Conclusion

- 8.1 This part of Glynneath is made up of a mixture of differing style properties which range in height. The application site is at a prominent central location within the Town Centre and projects higher than the adjacent properties. The re-development will help regenerate this part of Glynneath in a positive manner. The proposal will result in an increase in ridge and eave height to facilitate the provision of an additional floor of accommodation and two new shop fronts to allow access to the new ground floor retail units and the complete refurbishment internally which will help improve the visual appearance of the building and will result in a potential enhancement to the character and appearance of the area.
- 8.2 The proposal will introduce no overlooking, overbearing or overshadowing issues over and above what is currently experienced. Furthermore it is not felt that the provision of 2 retail units and 4 one bedroom residential units would result in an intensification of use over and above its extant unrestricted A3 use which could warrant the refusal of this application.
- 8.3 In terms of the highway safety, the new access points the commercial units are very modest additions. The proposal will provide no car parking spaces however the site is situated in Glynneath Town Centre which is one of the most highly sustainable locations within the County. As such the site warrants a reduction in parking requirements and given its sustainable location within close proximity to bus stops, employment opportunities and other community facilities.

- 8.4 In light of this and the fact that rented properties such as these tend to have lower car ownership it is felt that the development warrants the provision of no parking provision. It should be noted that there are a number of local facilities within walking distance of the application site and the extant lawful unrestricted use could potentially result in significantly more comings and goings and additional parking spaces than the proposed development.
- 8.5 From a social and economic perspective, the conversion of the building will bring back a dilapidated building into beneficial use and provide much needed employment for local tradesmen and supply chains and also provide much needed low cost units for a growing population. There is significant demand for 1 bedroom units in the local area and this development will help cater for this unmet need. In addition to this the development will re-introduce residents into the Town Centre which will help support local businesses and improve the vitality and viability of the shopping centre.
- 8.6 As such we feel the development is an acceptable form of development which complies with the provisions of the Development Plan and the Supplementary Planning Guidance documents and we hope you see fit to support this proposal.