

PLANNING STATEMENT

PROPOSAL: CHANGE OF USE OF
GROUND FLOOR OFFICES (CLASS B1) TO
A CAFÉ (CLASS A3).

ADDRESS: NO'S 1 AND 2 AVONDALE
TERRACE, CYMMER.

1.0 Background

1.1 Full planning permission is sought for the change of use of ground floor office (Class B1) to a café (Class A3) and external alterations at No's 1 and 2 Corner House, Avondale Terrace, Cymmer. The offices at 1st floor level will be retained.

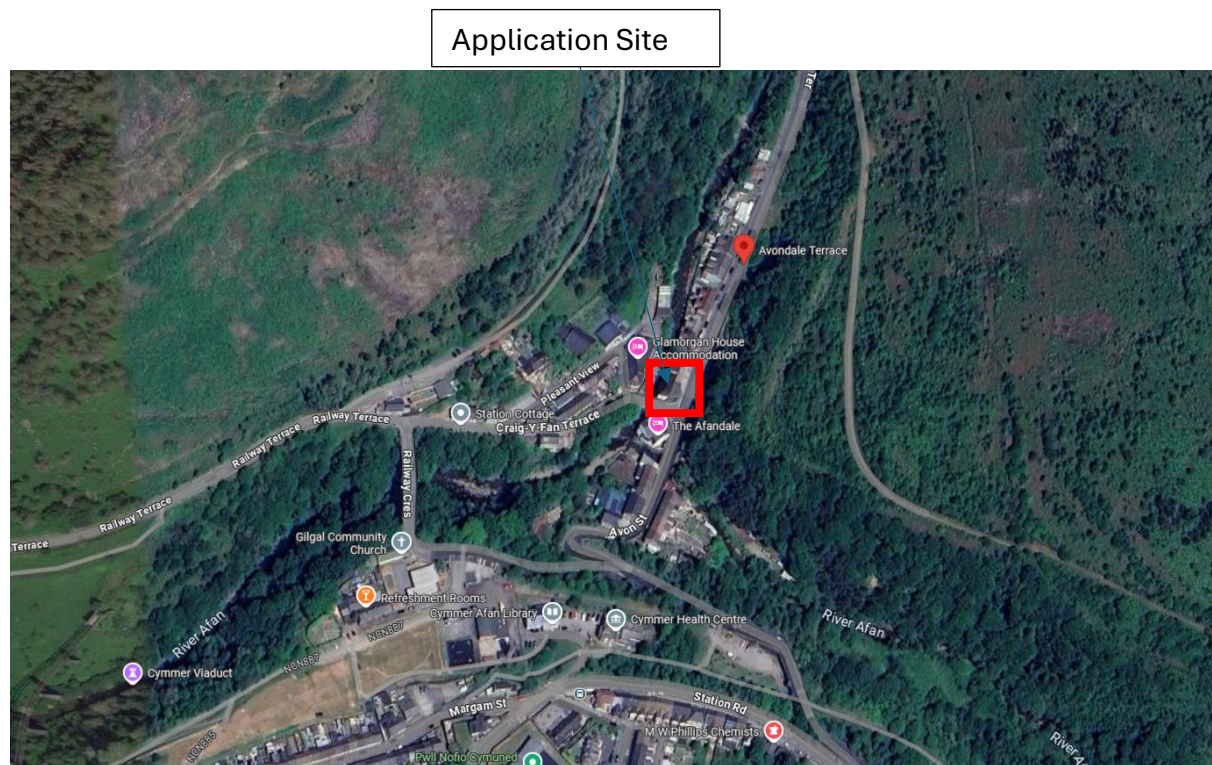
1.2 The proposal will comprise:

Ground floor – Games area, coffee shop and external seating area.

1st floor – number of small office areas.

2.0 Site Location

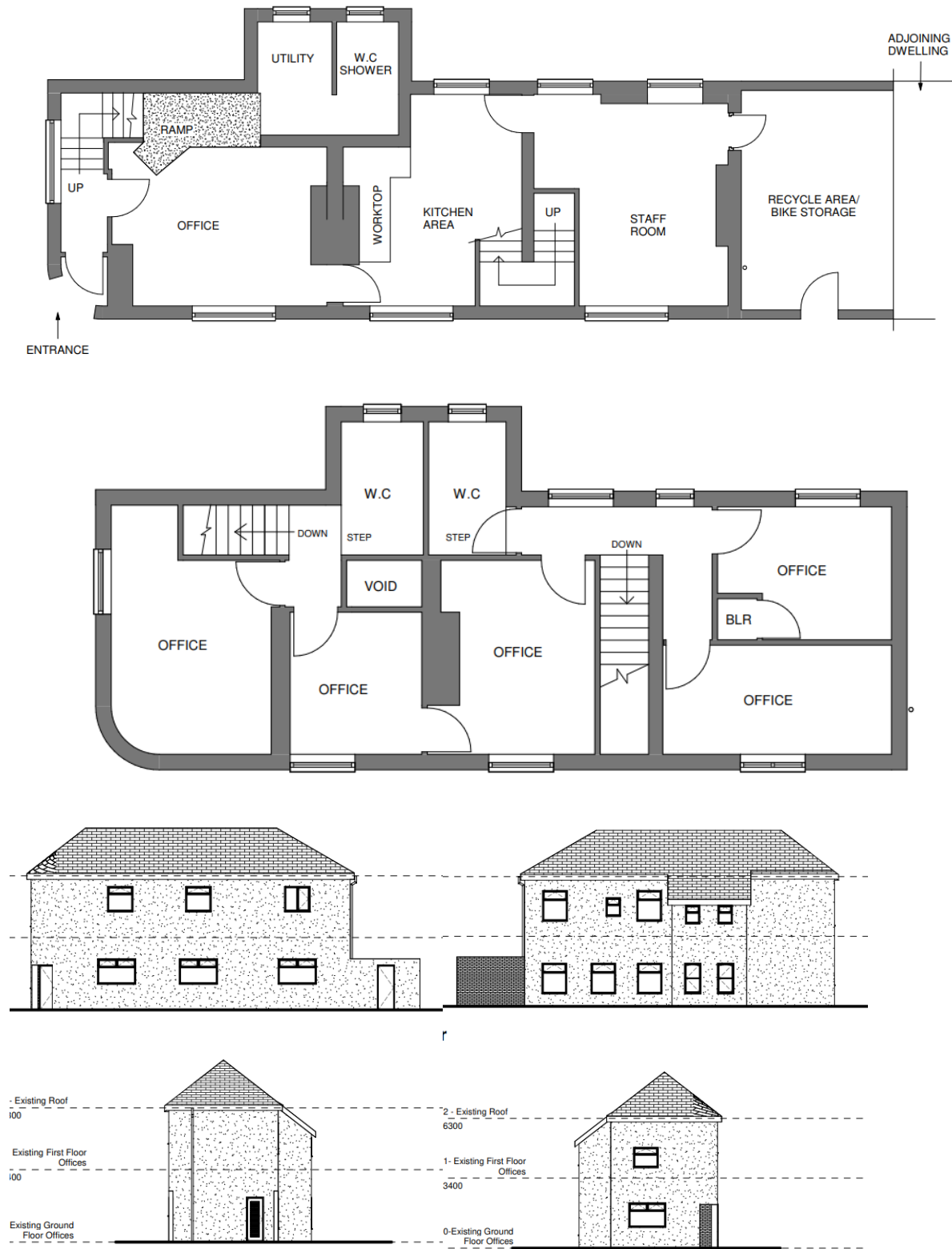
2.1 The application site is a two storey property which is located at the corner of Avondale Terrace and Craig Y Fan Terrace within the village of Cymmer:



3.0 Existing and Proposed Plans

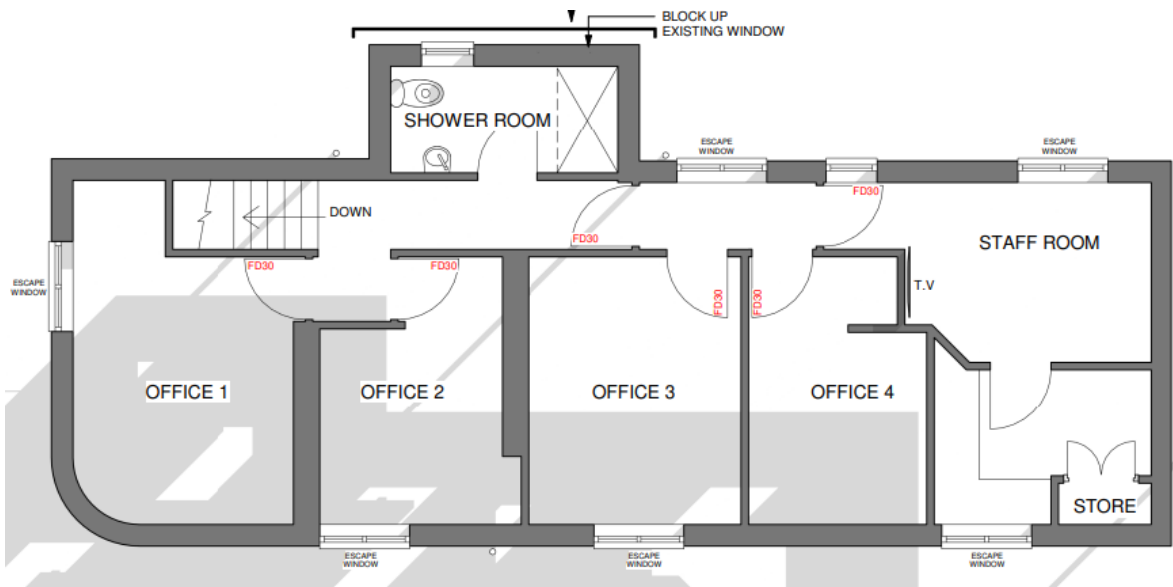
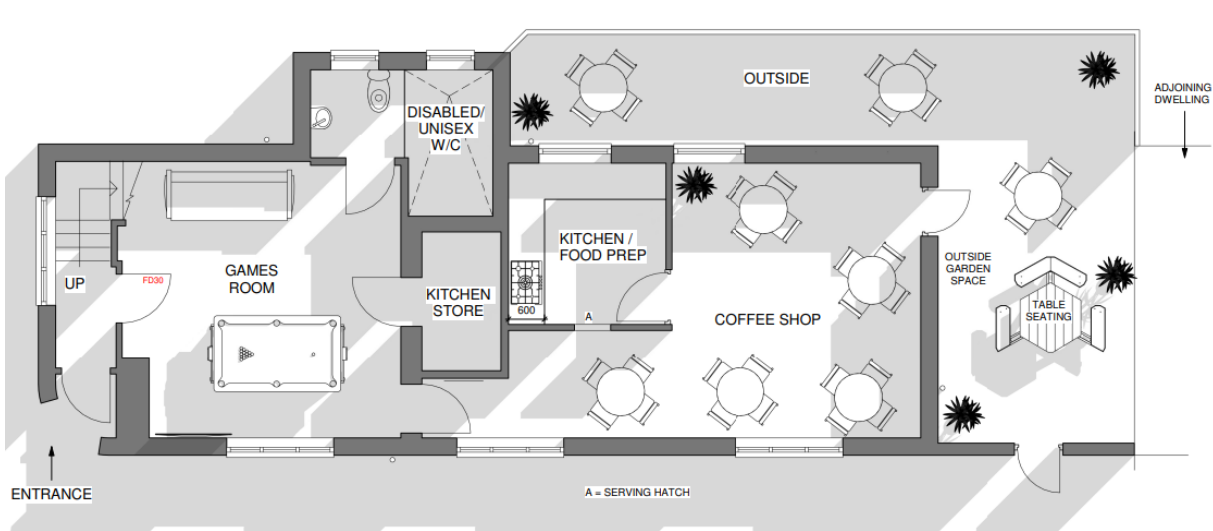
Existing Plans

3.1 As discussed above, the site currently comprises offices on both floors:



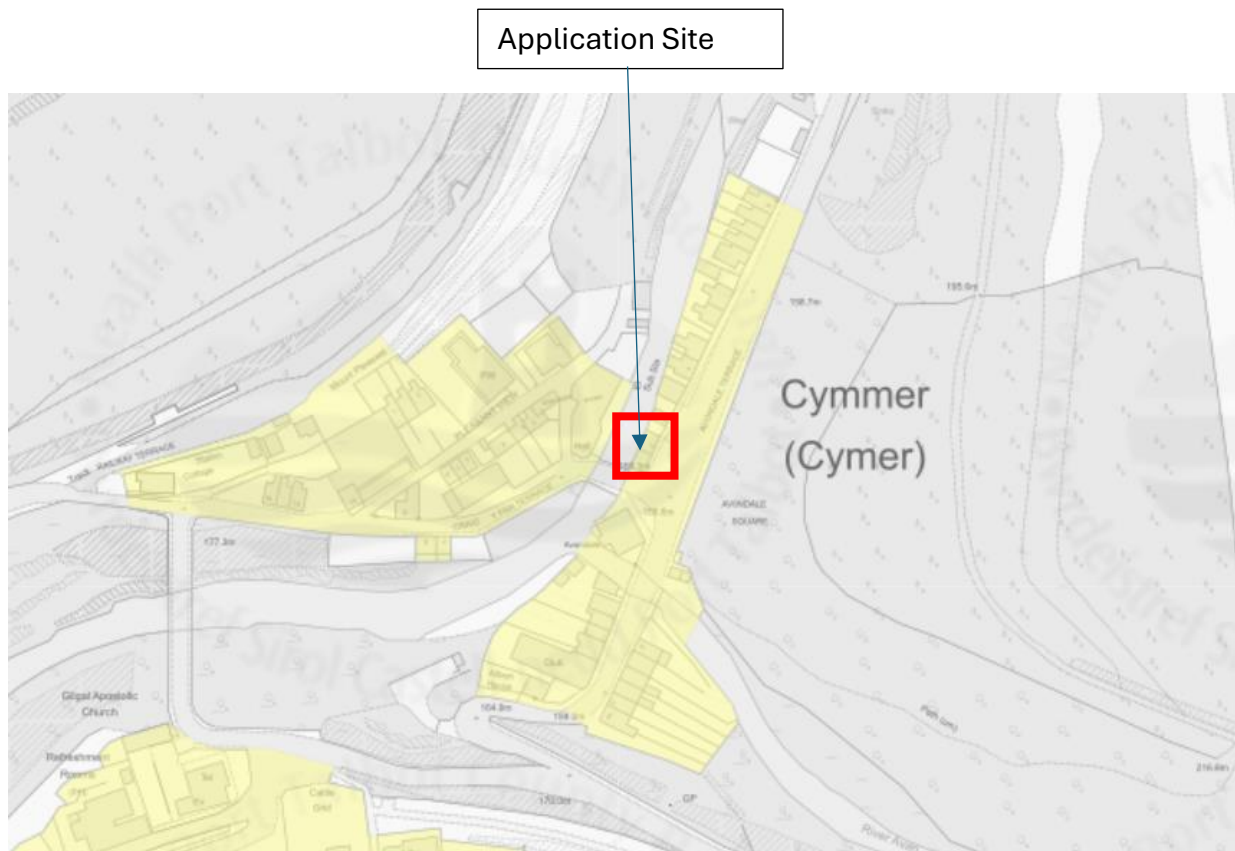
Planning Statement – Change of use of ground floor offices to café.

Proposed Plans

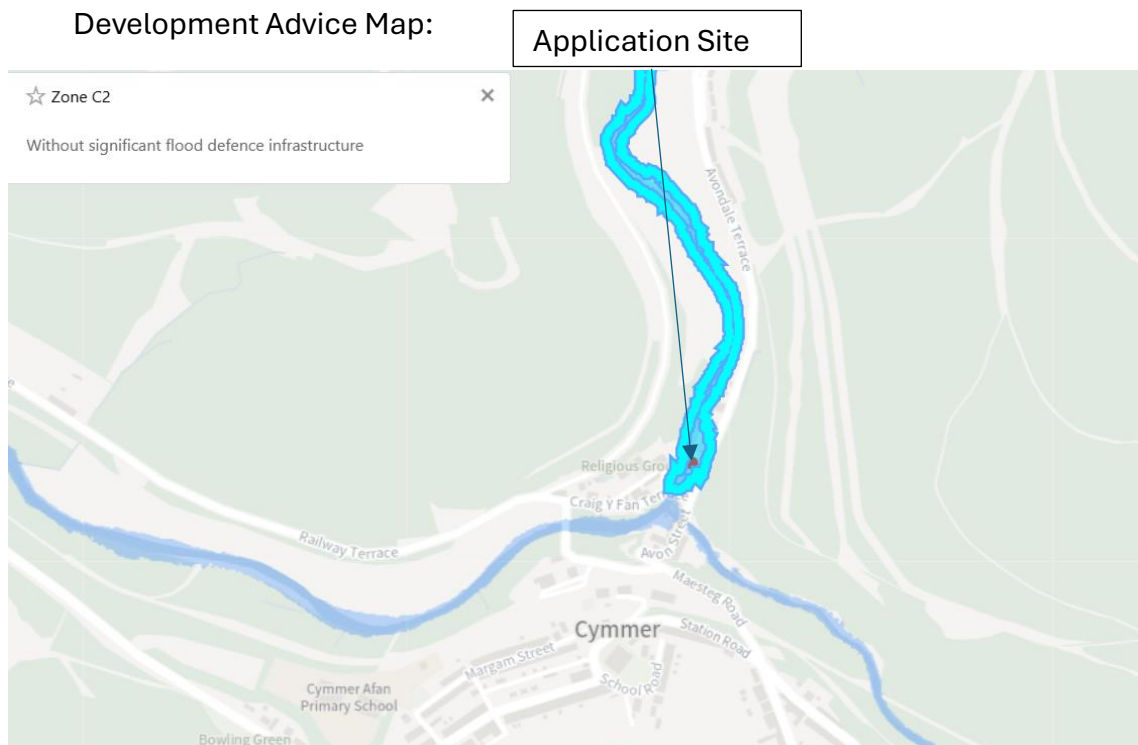


4.0 Policy and Site Constraints

- 4.1 The site is identified as falling within the defined settlement limits of Cymmer under the provisions of the Neath Port Talbot LDP:



- 4.2 The site is located within the defined Flood C2 Zone as identified under the NRW Development Advice Map:



5.0 Main Issues

5.1 The main issues for the consideration of an application such as this relates to:

- The principle of this form of use at this location.
- The impact of the proposal on the visual amenities of the wider area.
- The impact of the proposal on the residential amenities of the neighbouring properties.
- Highway safety and parking.
- The impact of the proposal on flood risk.
- The impact of the development on ecology.

5.2 Careful consideration needs to be given to the provisions of the NPT LDP and any relevant Supplementary Planning Guidance documents.

6.0 Principle of Use

6.1 As discussed, the application site is located in the defined settlement limits of Cymmer and therefore the policy of most relevant to the consideration of this application is Policy SC1 – Settlement Limits. This policy states:

Policy SC 1 Settlement Limits

Development within settlement limits that is proportionate in scale and form to the role and function of the settlement as set out in the Settlement Hierarchy will be acceptable in principle.

6.2 The property was historically used as flats but was converted to offices under planning permission Ref: 2003/0922. The property is located within the defined settlement limits and given it is already in commercial use the principle of a café at this location is considered acceptable.

7.0 Visual Amenity

7.1 In terms of the proposed alterations to the building, the changes are considered modest and will have an acceptable impact on the character and appearance of the property. Furthermore, the changes to the building will enhance the visual

appearance of the property when viewed from the wider street-scene. Therefore the proposal is considered to have an acceptable impact on visual amenity.

8.0 Residential Amenity

- 8.1 The proposal will introduce a modest café to the ground floor commercial unit. The scheme will raise no issues relating to overbearing, overshadowing or overlooking.
- 8.2 The property is already in commercial use and is located adjacent to two main roads. The café will primarily be open during daytime hours and due to the size and scale of the unit will not create an intensification of use which would have a detrimental impact on the residential amenities of the neighbouring occupiers.

9.0 Highway Safety and Parking

- 9.1 With respect a highway safety and parking perspective the property is already in commercial use and the proposed ground floor café will serve the needs of the offices above, the surrounding properties and tourists and visitors to the area. The modest café will not generate significant additional vehicular movements which cannot be accommodated around the surrounding streets.
- 9.2 Therefore the proposal will not have an acceptable impact on parking and highway safety.

10.0 Flood Risk

- 10.1 The site is located within a defined Flood C2 Zone where non vulnerable development is resisted. The application is accompanied by a flood consequence assessment which tries to address issues around flood risk.

11.0 Ecology

- 11.1 Turning to ecology, the application is accompanied by Green Infrastructure Statement which demonstrates how the development will deliver ecology enhancements. As such the development is considered to have an acceptable impact on ecology.

12.0 Conclusion

- 12.1 The proposed change of use is considered to provide a viable alternative use for this vacant commercial building. The café is considered to provide a valuable commercial use which is acceptable in principle and will have an acceptable impact on the visual amenities of the area, the residential amenities of the neighbouring properties, highway safety, parking, flooding and ecology in accordance with National and Local Planning Policies.