

Dirprwyedig / Delegated

Rhif y Cais / Application Reference	A200187
Derbyniwyd / Received	03-03-2020
Y Bwriad / Proposal	The conversion of the existing dwelling into 4 self contained flats and one maisonette
Lleoliad Safle / Site Location	The Rectory, 7 Laura Place, Aberystwyth, SY23 2AU
Math o Gais / Application Type	Full Planning
Ymgeisydd / Applicant	Mr J Evans, Cae Pant, Rhydyfelin, Aberystwyth, Ceredigion, SY23 4PY
Asiant / Agent	Mr Byron Jenkins (Byron Jenkins Architectural Consultancy), Capel Afan, Llanafan, Aberystwyth, Ceredigion, SY23 4AY

Y SAFLE A HANES PERTHNASOL / THE SITE AND RELEVANT PLANNING HISTORY

The property known as The Rectory is a grade II* listed building located at no.7 Laura Place within the town of Aberystwyth. The property forms part of a row of Grade II* listed buildings along this side of Laura Place, and is located at the junction with New Street. The grade II building of the Parish Church of St Michael and All Angels lies on the other side of the street and at the northern end of the street is the Grade I listed University College of Wales Old College Building. The majority of buildings within the local area are also listed. It also lies within Aberystwyth Conservation Area.

No planning/listed building history identified. An associated listed building consent has been referred to Cadw with a LPA recommendation to approve (A200188).

MANYLION Y DATBLYGIAD / DETAILS OF DEVELOPMENT

The application seeks full planning permission for the change of use of the dwelling into four self-contained apartments and one maisonette flat. The property is currently one dwelling, split over four floors, and has recently been vacated by the Church in Wales. The main living accommodation is from street level and above, with a basement on the lower ground.

The following accommodation is proposed:

- Lower ground floor (flat 1) - kitchen/living area, bathroom and one bedroom
- Ground floor (flat 2) - kitchen/living area, bathroom and two bedrooms
- Ground floor and first floor (maisonette) - living/dining area, kitchen and bathroom at ground floor and two bedrooms at first floor
- First floor (Flat 3) - kitchen/living area, bathroom and two bedrooms
- Second floor/attic (Flat 4) - kitchen, living/dining area, bathroom and one bedroom

POLISIAU A CHANLLAWIAU CYNLLUNIO PERTHNASOL / RELEVANT PLANNING POLICIES AND GUIDANCE

Relevant National Planning Policy

- PPW Planning Policy Wales (edition 10, December 2018)
- TAN12 Design (2016)
- TAN24 The Historic Environment (2017)

Relevant Local Planning Policy

Mae'r polisiau canlynol o'r Cynllun Datblygu Lleol yn berthnasol wrth benderfynu'r cais hwn: / These Local Development Plan policies are applicable in the determination of this application:

- DM03 Sustainable Travel
- DM04 Sustainable Travel Infrastructure as a Material Consideration
- DM06 High Quality Design and Placemaking
- DM07 Conservation Areas
- DM13 Sustainable Drainage Systems

- DM14 Nature Conservation and Ecological Connectivity
- DM15 Local Biodiversity Conservation
- DM17 General Landscape
- LU07 Subdivision of Existing Dwellings
- S01 Sustainable Growth
- S02 Development in Urban Service Centres (USCs)
- S05 Affordable Housing

YSTYRIAETHAU PERTHNASOL ERAILL / OTHER MATERIAL CONSIDERATIONS

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

EQUALITY ACT 2010

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic, over and above any other person.

WELL-BEING OF FUTURE GENERATIONS (WALES) ACT 2015

The Well-Being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

YMATEBION YMGYNGHORI / CONSULTATION RESPONSES

- **Cyngor Tref Aberystwyth Town Council:** No objection
- **Highways:** No observations
- **Dwr Cymru:** No comments

No response received from third party.

CASGLIAD / CONCLUSION

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise".

The application site lies within the settlement of Aberystwyth which is identified as an Urban Service Centre (USC) within the LDP. LDP Policy S01 directs the majority of growth to the USCs as these represent the most sustainable locations for growth. Policy S02 refers to development within USCs and in relation to Aberystwyth states that development will be permitted where it a) contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales; and b) supports current objectives and action plans relating to its Strategic Regeneration Status.

The property is currently empty and is understood to have previously been used as one dwelling with some office rooms by the Church in Wales. The applicant, has recently completed the refurbishment and conversion of 1 Laura Place to 5

apartments (A180301/A1803960) and is currently in the process of refurbishing and converting 9 Laura Place to 6 apartments (A190276/A180303).

The proposal to convert the existing property into a mixture of one and two bedrooms apartment will secure a beneficial use for the Grade II* listed and will ensure that the building is maintained in a good state of repair. The proposal, given its location within the town centre of Aberystwyth, is considered to be ideally located for such apartments and will contribute positively towards providing residential accommodation within the Aberystwyth Urban Service Centre.

LDP Policy LU07 supports the conversion of large residential units to flats subject to the proposal meeting with the criteria set out. With regards to the criterion - 1) the dwelling is considered to be of a suitable size and layout to accommodate the proposal and no extension is proposed; 2) it is not considered to adversely impact on neighbouring properties given that its use for residential purposes is compatible with its context and soundproofing is also proposed; 3) there are no off-street parking but on-street parking is available - the proposal is located within the centre of Aberystwyth and is therefore sustainably located and could be occupied by person(s) with no car, as a result it is not considered to result in significant parking problems; 4) there is a small rear garden area that provides adequate refuse storage. The proposal does not comply with criterion 5 as no 3 and 4 bedroom apartments are included, however, it is considered that one and two bedroom flats are appropriate for this town centre location as it is likely to attract single person/couples rather than families, particularly given that there is no off-street parking and limited on-street parking and limited private garden area.

A successful viability challenge has been accepted therefore there is no requirement to provide affordable housing contribution, in line with LDP Policy S05.

The only external works proposed is the insertion of a rooflight. The rooflight is required for fire regulation purposes and is of a modest scale and will not be prominently visible within the area.

The proposed development is therefore considered to be acceptable and the proposed use is not considered to have an adverse impact on the setting of the adjacent listed buildings, or the character and appearance of the Conservation Area.

The impact of the proposed works on the listed building is being considered under the associated listed building application (A200188).

ARGYMHELLIAD / RECOMMENDATION:

Approve subject to conditions.