

DC/2017/00876

ALTERATIONS TO GARAGE AND SHOWROOM FACADES

CLYTHA MOTORS, MERTHYR ROAD, LLANFOIST, NP7 9LP

RECOMMENDATION: APPROVE

Case Officer: Andrew Jones
Date Registered: 25.07.2017

1.0 APPLICATION DETAILS

- 1.1 This application relates to a car sales garage, known as Clytha Motors, located within the centre of Llanfoist.
- 1.2 Planning permission is sought to carry out various alterations to the building which would see it in part re-faced with grey prefabricated cladding. New grey aluminium framed doors and windows would be installed. Whilst the overall height (6.3m) of the building would not be increased the existing building features an undulating parapet which would be brought up to its highest point creating a continuous frontage. The footprint of the building would not be enlarged.
- 1.3 A separate application for Advertisement Consent is required although this has not been received to date.
- 1.4 The application is presented to Planning Committee at the request of the local County Councillor, Giles Howard.

2.0 RELEVANT PLANNING HISTORY

DC/2008/00755 - Proposed signage: three fascia, one projecting and one freestanding signs. Approved 18/08/2008.

DC/2005/01122 - 1 X (Internally Illuminated) Totem Sign, 1 X Welcome Sign, 1 X Wall Sign, 3 X Non-illuminated Directional Signs. Approved 08/12/2005.

DC/2005/01120 - Upgrade The External Appearance Of The Building By The Addition Of Aluminium Cladding (Shaded Areas), And Decorative Brand Line. Approved 08/12/2005.

DC/2002/00538 - Proposed Demolition of Existing Garage Construction of a New Showroom and the Raising Of Existing Ground Levels to Extend Car Parking Area. Approved 06/07/2004.

DC/1992/00567 - Replacement Security Fence. Approved 04/11/1992.

DC/1992/00260 - Advertisement.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Planning Policies

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

Development Management Policies

DES1 – General Design Considerations
EP1 – Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultation Replies

Llanfoist Fawr Community Council – Recommend the application is approved.

4.2 Neighbour Notification

No letters of objection have been received following the consultation exercise.

One letter of support has been received

4.3 Local Member Representations

County Councillor Giles Howard - Just to confirm and in case you want to include it within the report for committee, I completely support the principle of the development and the proposed structural changes to the fenestration; and wish the new owners well.

My concern is only in respect of the cladding. I think that if the site were located in an industrial estate or part of a cluster of similar buildings, I would not raise this as an issue.

Currently the Clytha Motors buildings are rendered or painted white and although the buildings are comparatively large for their setting, they retain a human scale and some interest via the undulating parapet. The external finishes are also not too different from the surrounding domestic properties, and include white render to Mountain View on the opposite side of the road.

I have given this some thought and considered that at other recent developments such as the Premier Inn and Aldi Store, we have required the use of natural stone or face brickwork to respect the context of their surroundings. Similarly, the flyover abutments of the A465 at Llanfoist and Gilwern incorporate natural stone.

Since this site is right in the middle of the village and the main facade would also be increased in height, I feel that it is extremely reasonable that some design effort ought to be applied to help it assimilate better. I don't mean stone or brick, but to consider some variation in cladding other than just the box profile sheeting.

I've googled other Kia dealership images and noticed that these seem to have fascias and signage across the width of their elevations, which would help to break things up and reduce the vertical emphasis. It could be for example that smooth cladding is used to introduce some variety, or that the lower half of the elevations are retained and repaired as render.

By way of further comparison I also drove through Treforest Industrial Estate today and in this setting most of the units were not just clad from head to foot in box profile sheets - even the older ones used brick.

5.0 EVALUATION

5.1 Visual Amenity

5.1.1 It is noted that the site is prominently located within the centre of the village along Merthyr Road, the existing rendered building which features an undulating parapet along the main façade fronting the road is not of particular architectural merit and is rather tired in appearance. The surrounding village features predominantly residential properties from a variety of periods; a wide pallet of external finishes is employed including stone, timber cladding, render and brick. The application site is immediately flanked by an adjoining car sales garage, which combined occupy a sizeable area and contrasts entirely with the surrounding residential environment. As such the site inevitably jars to a degree with its context. The changes to the building would significantly alter its appearance but it is not considered that this would be to the detriment of the surrounding village. The overall height of the building would not be increased and it is considered that the use of light grey cladding is typical of modern car sales showrooms such as this. It is not considered that the changes would cause such harm to the visual amenity of the village so as to warrant refusal under Policy DES1 of the Monmouthshire Local Development Plan (LDP). It is however reasonable to condition that a sample of the cladding is provided and agreed via planning condition to ensure a satisfactory form of development.

5.2 Residential Amenity

5.2.1 No issues of this type are anticipated. The overall height of the building would not be increased and therefore it is not considered that this would impact on the nearest residential properties on the opposite side of Merthyr Road. As noted previously the floor area of the building would not increase and therefore it is not considered that the intensity of the use at the site would rise.

5.3 Response to Consultation Responses

5.3.1 Although no objections have been received from either local residents or the Community Council, the Ward Member has (as detailed in Section 4.3) raised concerns about the appearance of the proposal and its relationship with the surrounding environment. The visual impact has already been addressed in Section 5.1 of this report which also confirms the use of a condition to agree a sample. Councillor Howard also notes that on other similar garages the use of advertisements can break up the building; a separate application for Advertisement Consent is to be submitted shortly.

5.4 Response to the Representations of the Community/ Town Council (if applicable) Well-Being of Future Generations (Wales) Act 2015

5.4.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions:

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| 1 | This development shall be begun within 5 years from the date of this permission. |
| 2 | The development shall be carried out in accordance with the list of approved plans set out in the table below. |
| | Pre-commencement conditions |
| 3. | <p>Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.</p> <p>Reason: To ensure a satisfactory form of development takes place.</p> |