

2<sup>nd</sup> June 2021  
Our Ref: AH/21.168

Caerphilly County Borough Council,  
Planning Department,  
Tredomen House,  
Tredomen Park,  
Ystrad Mynach,  
Hengoed.  
CF82 7WF

Dear Sir or Madam,

**Town and Country Planning Act 1990 (As amended)**  
**Full planning application for the conversion of a guest room to form a mobility scooter store with new access and footpath connecting to the existing pavement.**  
**Glan Yr Afon House, Ruperra Street, New Tredegar, NP24 6AR.**  
**Planning Portal Ref: PP-09863670.**

I herewith enclose on behalf of the applicant, United Welsh Housing Association, a planning application for a mobility scooter store and associated works.

In addition to this covering letter, this planning application is supported by a suite of documentation which is set out below.

Document Title	Author	Document Reference
Site Location Plan	Davies Llewelyn and Jones Architects	(90)001
Existing Plan	Davies Llewelyn and Jones Architects	(90)002
Proposed Plan	Davies Llewelyn and Jones Architects	(90)003
Site Plan	Davies Llewelyn and Jones Architects	(90)004
Existing and Proposed Elevations	Davies Llewelyn and Jones Architects	(90)005
Topographical Survey	Zenith Land Surveys Ltd	21300_B

It should be noted that the planning application fee, £230.00, calculated on the basis of the application being for the '*enlargement, improvement or alteration of a flat*', will be paid by the applicant directly to the LPA.

#### Site Description

The application site relates to Glan Yr Afon House, a sheltered housing development situated in Tirphil, west of New Tredegar. Glan Yr Afon House comprises a two-storey apartment building constructed



from brick with intersecting/overlain hip rooves. Tirphil is predominantly residential in nature, and surrounding uses support this. Notably however, the site is isolated from other surrounding uses with presence of trees and vegetation to the east, south and west. To the north, the site's access merges with Ruperra Street.

### **Proposed Development**

The proposal seeks to convert one guest bedroom of Glan Yr Afon House into a communal mobility scooter store. This involves the removal of an internal wall to facilitate turning space of the scooters. It also includes replacing a window with a door to connect to a new footpath, which will link the proposed scooter store with the existing pavement. The new access is necessary due to constraints of the existing building, particularly entry via the reception which restricts the movement of mobility scooters.

### **Planning History**

The site received planning permission in 1983 for a Category 2 sheltered housing scheme (REF: 5/5/83/0154). Following this, in 1987, an application for the development of a Category 1 sheltered housing scheme was approved (REF: 5/5/87/0015). This application relates to these schemes, given that the mobility scooter store seeks to support the function of Glan Yr Afon House as a sheltered housing development.

### **Principle of the Proposal**

The application site is situated within the settlement boundary of New Tredegar as defined under Policy SP5 of the Caerphilly County Borough LDP. Policy CW18 focuses on development of *housing for people in need of care*. Supporting text highlights that residents of such developments are likely to have specific mobility needs which ought to be considered. Further, PPW11 states that '*Development proposals must address the issues of inclusivity and accessibility for all. This includes making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children*'.

The site is located within Flood Zone C2, denoting areas without significant flood defence infrastructure. The proposal removes a guest bedroom from the existing sheltered housing scheme and replaces it with a non-habitable facility in the form of the scooter store. However, the alterations will not raise significant issues nor have a direct or adverse effect on a watercourse or its flood defences, thus there are no flooding constraints.

There are no identified constraints or policy conflicts which would have a bearing on the principle, and the above establishes the acceptability of the nature of the scheme.

### **Design and Neighbouring Amenity**

The application seeks to convert an existing part of the building to accommodate the new store with a new access and new footpath. In terms of design, the new door access conforms to the current building vernacular built of hardwood with glazing panels, and the footpath relates to the existing pavement comprising concrete block paviours. It will have no adverse implications for pedestrian access to the site, and will in fact improve accessibility. The proposal will make adequate provision in accordance with the relevant Building Regulations, and the development will comply with design and accessibility standards for disabled and able persons alike.

In terms of the proposed footpath, the proposed works are minor and will not have a negative impact on existing landscaping around the periphery of the site. Thus, the development proposal fully accords with the relevant national and local policy.



## **Conclusion**

The proposals are the result of a well thought through assessment of the needs of the sheltered accommodation to allow safe and secure storage of mobility scooters. This application proposes the conversion of a guest room to accommodate a scooter store with new access and development of a new footpath linking the new access with the existing pavement. It is an appropriate design solution that overcomes existing accessibility constraints. Therefore, the development proposal fully accords with the relevant national and local policy. On this basis, it is respectfully recommended that Caerphilly County Borough Council put this application forward for approval.

I trust that I have provided all information required to allow for the swift validation and processing of the application and look forward to receiving confirmation of receipt.

Should you require any further information or explanation in the meantime, please do not hesitate to contact me.

Yours sincerely,



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Enc.