

Planning Statement

RE: 20/0464_ PROPOSED CHANGE OF USE OF PART OF GROUND FLOOR RETAIL SHOP TO ONE BED FLAT (RESUBMISSION).

1. This statement has been prepared to support our Client's application to renew the previous full planning permission for residential development, by extending the period of time for a further five years.
2. Planning permission for the 'Proposed Change Of Use Of Part Of Ground Floor Retail Shop To One Bed Flat (Resubmission)' was originally granted on the 4th December 2020.
3. Following the approval of consent, the global pandemic resulted in both industry and financial uncertainty, which has delayed the implementation of the project.
4. The Applicant is seeking an extension of time to allow sufficient time to implement the proposed development.
5. The Applicant acknowledges Planning Policy Wales (Edition 12) was revised and restructured in February 2024. Its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental, and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.
6. Notwithstanding the Policy updated, there has been no material changes in site circumstance or material planning policy and guidance to conclude that the application should not be renewed subject to appropriate planning conditions.
7. In line with the Welsh Government Circular (016/2014): The Use of Planning Conditions for Development, Paragraph 5.21 sets out the following tests when considering renewal applications;
 - There has been some material change in planning circumstances since the original permission was granted,

- Continued failure to begin the development will contribute unacceptably to uncertainty about the future pattern of development in the area;
- The application is premature because the permission still has a reasonable time to run.

8. Taking into consideration the above tests, the following comments are made:

- There has been no material changes in site circumstance or material planning policy and guidance to conclude that the application should not be renewed subject to appropriate planning conditions.
- The site is located within the residential boundary and is situated between established residential development.
- The previous application (20/0464) is due to expire on the 4th December 2025, and as such the proposed submission is not considered premature.

9. The proposed development is, therefore, considered to meet the relevant Policies of the LDP, and guidance offered within Welsh Government Circular (016/2014).