



## **FOR INFORMATION**

### **Report of the Head of Planning and City Regeneration**

**PLANNING COMMITTEE – 5<sup>th</sup> September 2023**

### **Planning Application Ref: 2022/1230/FUL**

## **Demolition of existing extensions and the construction of a two-storey side extension & change of use of existing Health Clinic Building (Class D1) to a Residential Women's Centre (Class C2A) and associated works**

### **Trehafod, Waunarlwydd Road, Cockett, Swansea**

#### **1.0 Background**

- 1.1 On 4<sup>th</sup> October 2022, Planning Committee resolved to refuse the above application, contrary to officer recommendation for the following reasons:
  1. The proposed building, by reason of its unacceptable juxtaposition and potential conflict between the proposed use and adjacent neighbouring residential properties will have a detrimental impact upon the existing residential and visual amenities within the street scene by reason of proposed lighting and means of enclosure which would be contrary to the requirements of Policy PS 2 of the City and County of Swansea Local Development Plan (2010-2025).
  2. The proposed Residential Women's Centre (Class C2A) together with the associated works has the potential to introduce the fear of crime and anti-social behaviour into the residential area which is considered to have a detrimental impact on community safety and cohesive communities well-being goal contrary to LDP Policy SI 8 and Planning Policy Wales (Edition 11 – Feb. 2021)
- 1.2 An appeal was submitted against the decision to refuse the application which was considered by the appointed Inspector by way of a Hearing.
- 1.3 In the Inspector's view, the main considerations in the appeal were the impact of the development on the character and appearance of the area and the living conditions of the local community with regard to glare and the fear of crime and anti-social behaviour.

- 1.4 In terms of the effect on the character and appearance of the area, the Inspector considered that the light spill from the proposed development would be minimal and probably not noticeable over the light emitted by the streetlights on the road. This could be controlled by condition. He noted that whether the site is redeveloped for housing or retained as a medical facility, it would need to be lit, and considered the lighting scheme had been designed so as not to have an unacceptable impact on the character and appearance of the area or the living conditions of nearby residents. The Inspector further concluded that the proposed use, although a specialist facility with a particular purpose, would be residential in character and would not therefore have an unacceptable impact on the character and appearance of the area. The proposal would therefore comply with Policy PS 2 of the LDP.
- 1.5 With regard to the fear of crime, the Inspector recognised that public concern regarding the behaviour of the occupants of the development is a material consideration, and that the introduction of the proposed use is an understandable and reasonable cause for concern. The Inspector considered that the measures to safeguard residents, staff and the wider community, together with evidence submitted in relation to the operation of similar centres in England indicate that they can be and are being run without complaint from the local community. The Inspector was satisfied that subject to the implementation of a detailed operational management plan, the proposal would not result in an increase in crime or anti-social behaviour in the area and complies with Policy SI 8 of the LDP.
- 1.6 The appeal was allowed subject to conditions.
- 1.7 A copy of the Inspector's report is attached to this report as Appendix 1.

**Appendices:**

Appendix 1 Appeal Decisions

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<i>Date of</i>	<i>22<sup>nd</sup> August 2023</i>	<i>Document</i>	<i>Appeal 2022/1230/FUL</i>
<i>Production:</i>		<i>Name:</i>	