

DELEGATED REPORT

Application No:	P/25/0182
Site Address:	Maesycloed Pontmorlais West Merthyr Tydfil CF47 8UY
Development:	Ground floor extension to create additional guest bedrooms and staff accommodation. Construction of new lobby/reception and associated parking and walkway.
Case Officer:	Kate Glover
Site Visit:	9th July 2025
Application Expiry Date:	17th October 2025
Consultation reply date expired:	30th July 2025

APPLICATION SITE

This application relates to a detached property currently used as a guesthouse known as Maesycloed. The wider area is characterised as predominantly residential and comprises of a mix of terraced properties and large detached properties. The site is bounded to the north by Park Terrace which provides vehicular and pedestrian access to the site, to the west and east are adjoining residential properties and to the south is the road known as Pontmorlais West which is a main road within Merthyr Town. In respect of topography, the land slopes steeply downward from north to south and this results in the ground level along Park Terrace being several meters above the ground level of the application building.

The application site lies within the settlement boundary as designated within the Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031.

PROPOSED DEVELOPMENT

Full planning consent is sought for the erection of extensions and vehicular and pedestrian accesses at the rear of the site.

At the rear of the site and below the ground level of Park Terrace a flat roof extension would be constructed and provide 2 new guestrooms, 2 rooms for managers, a store and a laundry. As the roof of the proposed extension would be at the same level as Park Terrace, the flat roof would be used for the parking of 7 cars. The plans also include a first-floor extension which would provide a reception area and a bedroom directly accessible from the parking area, and a garage would be constructed above 2 guest rooms which are located in a separate building within the site boundary. Steps and a walkway would be

constructed on the east side of the site's boundary and the steps would lead up from the ground level of the main building comprising Maesycoed to the parking area and the proposed reception.

PLANNING HISTORY

P/25/0018 Non-material amendment to planning permission P/08/0454 to re-arrange locations of guest rooms, altered access to first floor and increase in the size of the porch

Refused on 07 Mar 2025 for the following reason:

1. The proposed amendments are contrary to the original description of development and introduce a new element of development. Therefore, the proposed amendments would constitute a material change to the approved scheme P/08/0454 and would require planning permission in their own right.

P/08/0454 Erection of five new guestrooms and storage room with parking above, conversion of existing guestrooms (No. 9 & 10) to storage rooms and erection of entrance porch
Approved on 09 Apr 2009

P/03/0526 Full application to create additional accommodation.
Approved on 23 Dec 2003

P/83/0676 Change of use of dwelling to guesthouse.
Approved on 16 Feb 1984

CONSULTATION

Environmental Health Manager	-	No objections
Planning Ecologist	-	No objections

PUBLICITY

In accordance with the Town & Country Planning (General Development Procedure) Order 1995, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

No representations were received following this publicity exercise.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) (Future Wales) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 12, February 2024) (PPW).

Local Planning Policies

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 (LDP) are relevant to the determination of this application:

- SW4 Settlement Boundaries
- SW9 Planning Obligations
- SW11 Sustainable Design and Placemaking
- EcW7 Tourism, Leisure and Recreation Development
- EnW1 Nature Conservation and Ecosystem Resilience
- EnW4 Environmental Protection
- CW1: The Historic Environment

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 2, Planning Obligations
- Note 4, Sustainable Design
- Note 5, Nature and Development

PLANNING CONSIDERATIONS

It is noted that planning permission P/08/0454 granted consent for a very similar development to that currently being proposed, and non-material amendment (NMA) reference P/25/0018 was refused for 3 reasons, however no reason for the refusal related to the expiry of planning consent reference P/08/0454. Further to this, prior to commencement of development conditions imposed on P/08/0454 have been approved and during the site visit it was noted that works had commenced on site. Whilst the applicant has a fallback position available through P/08/0454, the issues to consider under the assessment of this application relate to the principle of development, impact upon the character and appearance of the property and the street scene, parking and highway safety, impact upon the residential amenity of neighbours and ecology.

In respect of the principle of development, the proposal would be associated with an existing hotel/bed and breakfast and is located within the settlement boundary. The principle of development is acceptable and meets with the requirements of LDP Policies EcW7 and SW4.

With respect to the reception area, accessible guestroom and parking area, the design and scale would not result in a significant visual impact on the property or the wider public realm. The reception area would include a window in its western elevation, and this would face the property known as Iscoed. The boundary of Iscoed would be approximately 7m from the proposed window and due to the boundary treatment around Iscoed, the property is observed from Park Terrace. Due to the modest nature of the proposed window and the existing views into this neighbouring property, the proposed development would not represent a significant increase in overlooking from the parking area or reception area, nor would the proposal result in an overbearing form of development.

The proposed access between the parking area and the ground level of the building would be achieved via the erection of steps and a walkway which would incorporate a guard railing. It is noted that the walk way would largely be screened from views on Park Terrace as it would be sited partially behind the garage existing wall and views from Pontmorlais west would be obstructed as a result of the existing boundary fence and elevated position of the property. As such, the steps and walkway would not adversely impact on the character or the property or visual amenities of the wider area. In respect of potential impact on the neighbouring property to the east known as Wellfield, the side of the elevated platform is directly adjacent to Wellfield's boundary and could therefore result in some additional overlooking and loss of privacy. It is noted that no representations were received following the publicity exercise. However, to control any potential overlooking from the raised platform into Wellfield a condition can be added to require that prior to the beneficial use of the raised platform a 1.8m high solid privacy screen is erected on the identified boundary. Due to the modest nature of the access, the development would not result in an overbearing form of development.

The proposed guestrooms and managers suites which would be constructed under the parking area would not be out of character with the use of the host building, nor is it likely to have an adverse impact on the character of the area in general. The windows and doors associated with this part of the development face towards Pontmorlais West and there would be no significant increase in overlooking or overbearing impact on the Wellfield or Iscoed and therefore, nor would it adversely impinge on the amenities of neighbouring occupiers.

In terms of impact on highway safety, the Head of Engineering and Highways has not been consulted due to the proposed parking layout being the same as P/08/0454 and although 2 additional guest bedrooms are proposed, the increase in bedrooms is modest and given the town centre location of the proposal and access to public transport, the development would not result in a danger to highway or pedestrian safety. It is noted that the parking spaces meet with the requirements of CSS Wales Parking Standards 2008.

The Planning Ecologist has requested that ecological enhancements are secured. The application is supported with a Green Infrastructure Statement (GIS) which notes that the site includes mature trees and planting, and that the applicant intends to provide enhanced habitat for birds and bats including a house martin nesting cup and a bat box. As noted in chapter 6 of Planning Policy Wales (edition 12), applications should be supported by Green Infrastructure Statements (GIS). The extent of the enhancement and location of the nesting cup and bat box have not been provided, and the details of the ecological enhancements can be controlled by condition. The development would thus provide additional habitats in the local area and therefore contribute to the wider green infrastructure objectives.

The rear wall of all the rooms which are located beneath the parking area will serve as a retaining wall, as these rooms are positioned below the ground level of Park Terrace, and the proposal is supported by construction details for the retaining wall, which is necessary to form the structure. The Council's Engineering Team has been consulted and have raised no objections or comments.

CONCLUSION

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-

Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Having regard to the policy context above, the proposal is considered to be acceptable and the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall be carried out in accordance with the following approved plans and document:

Drawing Number: 001 (Retaining Wall), Received on 08 September 2025.

Drawing Number: /24/03 (Proposed Floorplans, Elevations and Site Plan, Proposed Extensions), Received on 08 September 2025.

Biodiversity Enhancement and Green Infrastructure Statement Received on 22 September 2025.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

2. Prior to the beneficial use of the development hereby approved, full details of a 1.8m high solid boundary wall to be erected on the east side walkway which is adjacent to the boundary of the property known as Wellfield, shall be submitted to, approved in writing by the Local Planning Authority. The boundary wall shall be constructed in accordance with the approved details prior to the beneficial use of the development and shall be retained in perpetuity thereafter.

Reason - In the interest of residential amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

3. Prior to the beneficial use of the development hereby approved, full details of the proposed scheme for biodiversity enhancement, including the location of the enhancement and a timescale for implementation, shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained in perpetuity thereafter.

Reason - Future Wales and Planning Policy Wales (Edition 12, February 2024) requires all development to maintain and enhance biodiversity and to accord with Policy EnW1 of the Merthyr Tydfil County Borough Council Replacement Development Plan (2016-2031).

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 09.10.2025