

## **Planning Proposal Statement: Change of Use from C3 to C4**

**Property Address:** 6 Abermorlais Terrace, Merthyr Tydfil CF47 8HU

### **Proposal:**

This application seeks full planning permission for the change of use of 6 Abermorlais Terrace from a Class C3 dwellinghouse to a Class C4 House in Multiple Occupation (HMO) to accommodate up to six unrelated individuals.

### **Background and Justification:**

The existing property is currently used as a single-family home (Class C3). The proposed change of use to Class C4 is intended to meet growing demand for flexible and affordable housing options in the Merthyr Tydfil area, particularly for young professionals and key workers. The development will offer managed accommodation that retains residential character while supporting local housing policy objectives.

### **Proposed Layout and Alterations:**

- The HMO will include **six bedrooms, two bathrooms**, and shared **kitchen and living areas**.
- **Internal alterations** will include the addition of three bedrooms and one bathroom to meet occupancy and space requirements.
- No significant **external alterations** are proposed, thereby preserving the appearance of the property and its fit within the terrace and wider neighbourhood.

### **Amenities and Compliance:**

- All rooms will meet national minimum space standards and HMO amenity standards.
- Fire safety measures will be incorporated in line with HMO licensing requirements, including interlinked fire alarms, fire doors, and emergency lighting where necessary.
- Waste and recycling storage will be managed in accordance with Merthyr Tydfil County Borough Council guidelines.
- Provisions will be made for **secure bicycle storage** within the rear of the property.

### **Parking and Transport:**

- The property benefits from **on-street parking** availability.
- Additionally, several **public car parks** are located within walking distance:
  - **Castle Street Car Park:** Approximately a 4-minute walk away, offering 160 spaces with affordable rates.
  - **Gilar Street Car Park:** Approximately a 6-minute walk away.
  - **Pontmorlais Car Park:** Approximately a 7-minute walk away.
  - **Multi-Storey Car Park:** Approximately an 8-minute walk away.
- The property is situated just a **5-minute walk from Merthyr Tydfil town centre**, providing excellent access to public transport links, including multiple bus routes.

**Conclusion:**

The proposed change of use is modest in scale and designed to ensure high standards of living for future occupants. The development makes efficient use of existing housing stock while responding to local housing needs. The proposal is not anticipated to have any adverse effect on the amenity of neighbouring properties or the character of the area.