

Combined Planning Statement and Design & Access Statement

Proposed Extension to Maes y Coed, Park Terrace, Merthyr Tydfil, CF47 8UY

Applicant: Mr A Rahman

Date: June 2025

LPA: Merthyr Tydfil County Borough Council

1. Introduction

This combined Planning Statement and Design & Access Statement is submitted in support of a full planning application for the extension of an existing bed and breakfast business at Maes y Coed, Park Terrace, Merthyr Tydfil, CF47 8UY. The proposed development seeks to improve the capacity, accessibility, and overall quality of the accommodation in line with the aims and policies of the **Merthyr Tydfil Replacement Local Development Plan (RLDP) 2016–2031**. This application should be read in conjunction with the original planning approval reference P/08/0454.

2. Site Description

The application site comprises a well-established bed and breakfast operating within a traditional detached three storey Victorian building. The site lies within a defined settlement boundary and is located in a predominantly residential area, with good access to the town centre and regional tourist destinations, including BikePark Wales, the Brecon Beacons, and Cyfarthfa Park.

The property benefits from:

- Off-street parking
 - Private rear garden/yard suitable for expansion
 - Proximity to public transport and local services
-

3. Proposed Development

The proposal involves a single storey rear extension to the existing structure to deliver:

- **4 additional guest bedrooms**
- **Improved communal areas** – kitchen and reception space
- **Enhanced accessibility**, including a ground-floor accessible bedroom, wider doorways, or level access
- **Energy-efficient upgrades** where feasible, including improved insulation and modern heating systems

The extension has been designed to remain in keeping with the scale, form, and character of the host building, using sympathetic materials and architectural detailing.

4. Policy Context – Merthyr Tydfil RLDP (2016–2031)

This development is supported by several key policies of the RLDP:

Strategic and Spatial Alignment

- **Policy SW4 (Settlement Boundaries)** – The site lies within the designated settlement boundary where development is encouraged.
- **Policy SW11 (Tourism)** – The project supports sustainable tourism development by improving visitor accommodation in a strategic location.

Design, Amenity, and Sustainability

- **Policy SW9 (Planning Obligations)** – The development is modest in scale and does not trigger infrastructure or financial contributions.
- **Policy CW2 (Amenity)** – The design respects neighbouring properties and will not result in overbearing development, overshadowing, or overlooking.
- **Policy CW3 (Design and Place Making)** – The proposal demonstrates high-quality design that respects the existing building and surrounding area.
- **Policy CW5 (Protection of the Water Environment)** – Any necessary surface water drainage will comply with Sustainable Drainage (SuDS) regulations.

5. Design & Access Statement

Use

The property will continue to operate as a bed and breakfast, with the extension improving its commercial viability and guest experience.

Amount

The extension will add two new guest bedrooms and ancillary space together with staff bedroom accommodation. The proposals include new communal space, without overdeveloping the site.

Layout

The layout has been designed to:

- Maintain efficient circulation for guests and staff
- Allow direct access between new and existing rooms
- Retain access to garden and service areas

Scale

The extension is proportionate to the existing structure, ensuring that it:

- Does not dominate the original building

- Maintains appropriate separation distances from neighbouring properties
- Complies with typical residential scale parameters in the area

Appearance

- Matching or complementary materials (e.g., slate roof, render or stone walls)
- Window and door styles consistent with existing elevations
- High-quality detailing to preserve character

Access

- Existing vehicular and pedestrian access will remain unchanged
- Level thresholds and wider doors will improve accessibility
- Parking will be increased to meet demand (up to [insert number] total spaces), in line with Merthyr's parking standards

Landscaping

- Soft landscaping improvements to rear garden or parking areas
- Boundary treatments maintained or enhanced for privacy and amenity

6. Conclusion

This proposal presents a modest and well-considered extension to an existing tourism business that will:

- Support the local economy and tourism sector
- Improve the functionality and accessibility of the bed and breakfast
- Respect local character and design guidance
- Align with all relevant RLDP policies
- Archeology support and watching brief will be provided by Border Archaeology, The Plaza, Owen Way, Leominster Enterprise Park, Leominster, HR6 0LA

We respectfully request that planning permission be granted to support the continued success of this local business and contribute positively to the visitor economy of Merthyr Tydfil.