



Report To Assist With Planning Application

68 - 70 Brecon Road, Merthyr
Tydfil, CF47 8NN

History – Merthyr Tydfil

- **Merthyr Tydfil** also spelled **Merthyr Tudful**, industrial town and county borough, southern Wales. It is named after a 5th-century Welsh Christian princess (Tydfil the Martyr) who was slain there. The county borough includes both sides of the deep valley of the river Taff and the surrounding steep hills. The town of Merthyr Tydfil is at the centre of the county borough, which extends in the north into Brecon Beacons National Park. Most of the county borough, including the town of Merthyr Tydfil, lies within the historic county of Glamorgan (Morgannwg), but it includes an area in the north that belongs to the historic county of Brecknockshire.
- Four large ironworks built after 1757 formed the basis for the town's modern growth. In 1804 Richard Trevithick built the world's first steam locomotive in Merthyr Tydfil. The ironworks were supplemented by coal mining, especially after 1841, when railways superseded the late 18th-century Glamorganshire Canal as the principal means of transportation to Cardiff. By 1850 the Dowlais ironworks were the largest in the world. After 1918 the area's coal mining gradually ceased, and the last surviving local steelworks, at Dowlais, closed.
- The town's industrial revival dates from World War II, and Merthyr Tydfil now produces a wide range of manufactures, most notably Hoover washing machines. It is an important retail centre and offers regional services. A public park occupies the grounds of a former ironmaster's mansion, Cyfarthfa Castle (1825), which now houses a museum.
- Archaeological finds in the area include 1st-century-CE pottery, now part of the collection of the National Museum of Wales. The county borough includes several mining communities that developed during the 18th and 19th centuries along with the town of Merthyr Tydfil. Aberfan, in the south, was the site of a major disaster in 1966, when a rain-soaked slag heap avalanched upon the mining village, killing 144 people, 116 of them children. Extensive land reclamation programs have eliminated slag heaps and other eyesores in the valley to attract tourism and other economic development. The town of Merthyr Tydfil lies at a crossroads of the regional highway network.
- Area county borough, 43 square miles (111 square km). Pop. (2001) town, 30,483; county borough, 55,981; (2011) town, 43,820; county borough, 58,802.

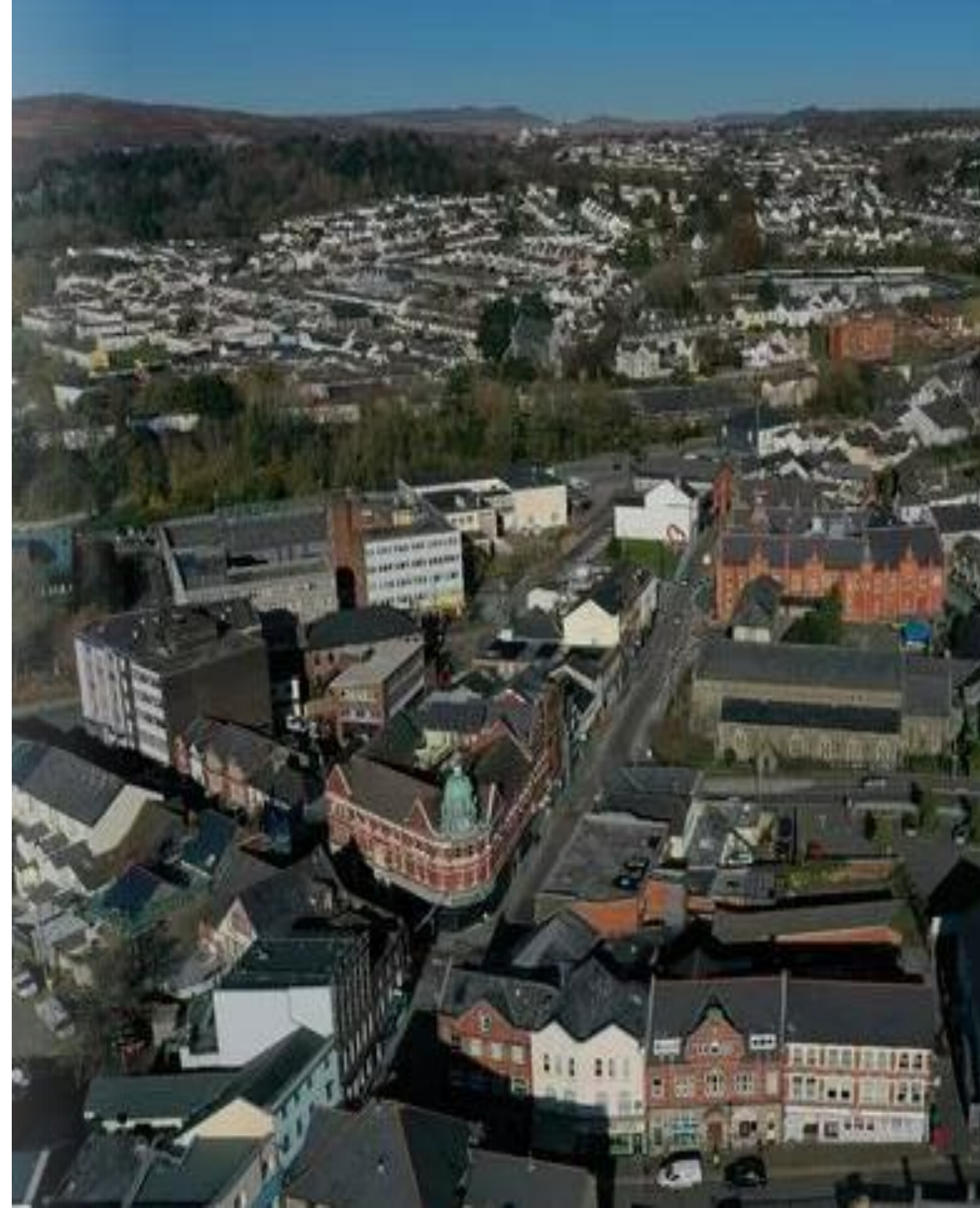


Fig.1



Fig.1.1



History – Brecon Road Merthyr Tydfil, CF47 8NN,

- The area consists predominantly of terraced, semi-detached and detached properties in addition to various types of local business premises.

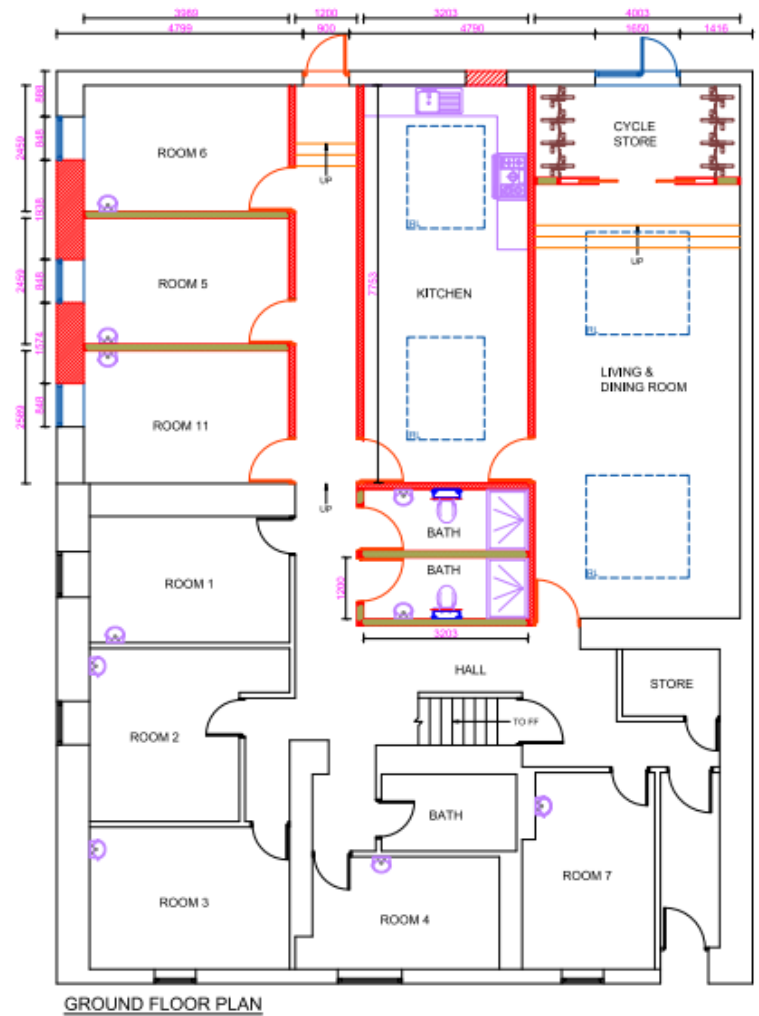
Context

- The property is situated in 68- 70 Brecon Road, Merthyr Tydfil, CF47 8NN. The property is a large neutral rendered semi-detached property occupying a corner plot leading onto Dane Street, Merthyr Tydfil with a garage currently accessed via Dane Street, Merthyr Tydfil.
- The property has a gabled roof with several smaller gables and is finished in a neutral render application. The garage is also of render finish with a corrugated steel roller shutter. **See fig.1 and 1.1**

Proposal and Justification

- The description of the development is use of property as a **House of Multiple Occupancy**, conversion of garage to provide additional living space in association with this use with alterations to the garage roof and alteration to fenestration. The property has previously been granted planning permission from residential to HMO use class 15th July 1985 (Planning Reference: P/85/0119) which has unfortunately lapsed over time. The property has been used as an HMO for many years after the planning was obtained. The property has been continued to be used as an HMO up until recent years which have resulted in the property falling into poor state.
- The property was previously operating as a 19-bedroom HMO and the current proposal is to restore this usage with no increase to the number of bedrooms as they will remain at 19. The proposal largely involves the creation of additional communal areas such as a living room, kitchen to further enhance the living conditions for future tenants.
- Pre application was sort prior to this application and the general feedback was positive (Planning Application PA/22/0049)
- The alteration to the existing flat roof above the garage section will be of sympathetic appearance and replicate the flat roof element with the use of rubber backed butyl to match the existing property. Due to the construction being sympathetic to the rest of the property there will be no negative impact on to the street scene.
- The site on which the proposals are to be put forward is used as a House of Multiple Occupancy with communal kitchen, living, bathrooms, bike store. The proposed works have been sympathetically designed to further enhance the rear amenity area in terms of its appearance. Please refer to **fig 2, 2.1, 2.2 & 2.3**

Fig.2
(Proposed
ground floor
plans)



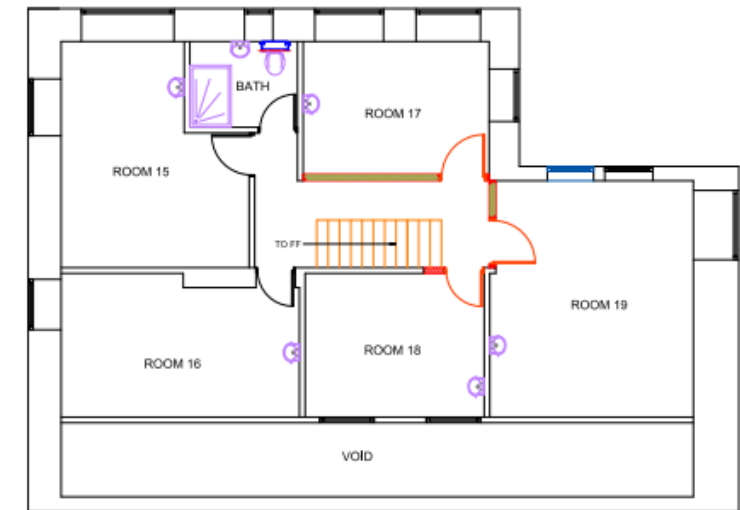
ROOM SCHEDULE

ROOM NUMBER	FLOOR AREA
1	9.6m ²
2	10.7m ²
3	10.8m ²
4	8.2m ²
5	9.8m ²
6	9.8m ²
7	9.8m ²
8	12.8m ²
9	12.5m ²
10	14.5m ²
11	10.3m ²
12	14.1m ²
13	7.1m ²
14	10.8m ²
15	13.8m ²
16	12.3m ²
17	9.3m ²
18	9.6m ²
19	17.9m ²

Fig.2.1
(Proposed first
& second floor
plans)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Fig.2.2
(Proposed
front & side
elevation)

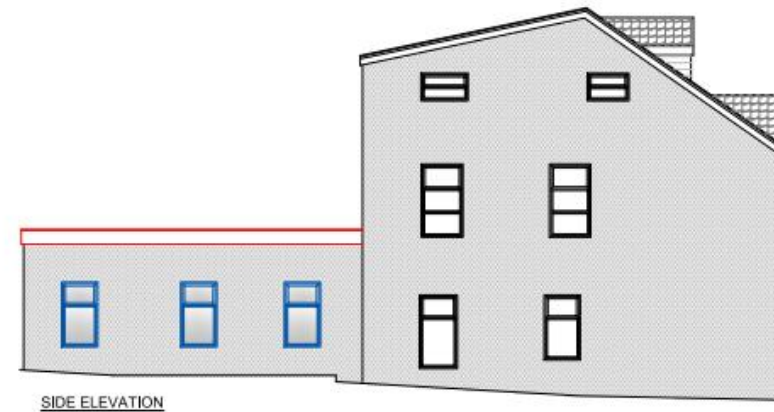
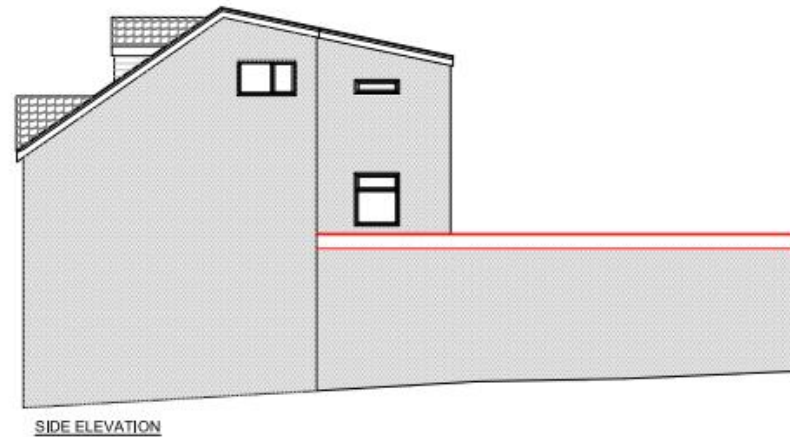
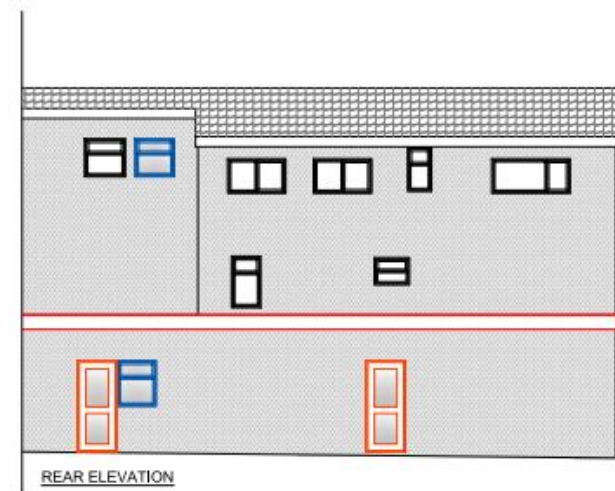


Fig.2.3
(Proposed
rear & side
elevation)



The approximate area of the site and dwelling equates to just over 250SQM.

Fig2.4 Proposed Site Layout



The proposals are of a scale appropriate to the existing surrounding area. The design of which, minimises the impact on the surrounding area and will be unobtrusive. The overall size (footprint on plan) including the proposed alterations and new garage roof retains the same overall size and footprint of the existing dwelling.

Fig2.5 Scale



Appearance of the Development

- The proposal is for use of the property as a House of Multiple Occupancy, conversion of garage to provide additional living space in association with this use with alterations to the garage roof and alteration to fenestration.
- The construction of the new roof element above the garage will be of flat roof construction with rubber backed butyl roof. The internal alterations to be carried out inside the property are to include the creation of additional areas as per **fig 2** and **2.1**.

Fig.2 (Proposed ground floor plans)

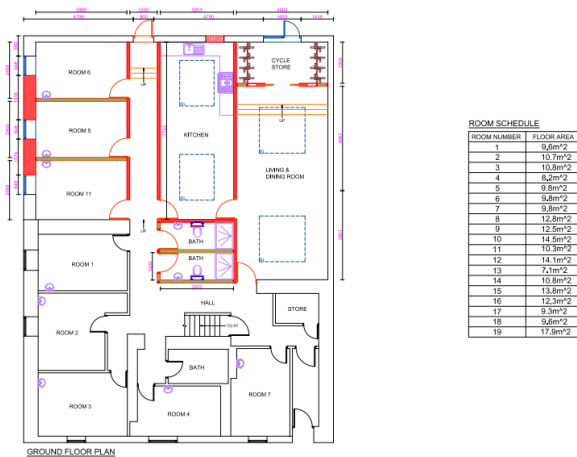
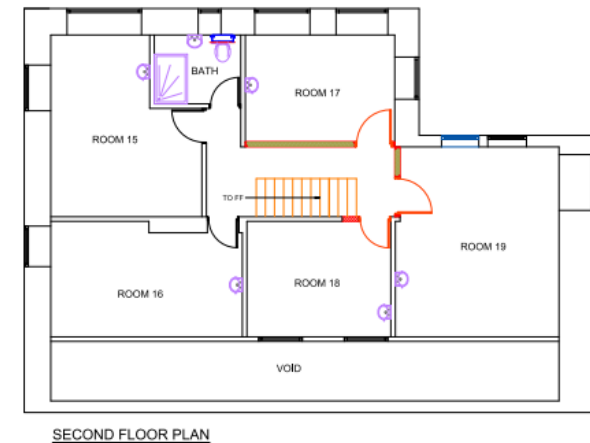
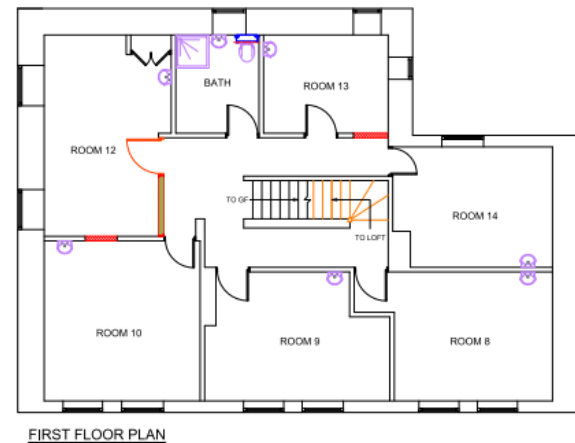


Fig.2.1 (Proposed first & second floor plans)



Benefits of The Proposal

- The proposal offers affordable housing for the local community whilst putting one of the many vacant buildings in the area to good use.
- The property is being modernised and improved to a good standard which will help to improve the current street scene. The property has previously not been well managed or maintained during its former usage as an HMO.
- Under the new proposal the property will be modernised in addition to upgrades to the communal house facilities. The client is looking to obtain an HMO licence ensuring the provision of a safe, well managed, well maintained and modern accommodation to the future tenants.
- As a result of the proposal, it will mean that the currently vacant building which is in poor shape will no longer be a place for potential squatting, drug use or criminal activity to take place which will further benefit the local community should the proposed scheme be accepted, and the property be re-instated as a House of Multiple Occupancy.



Name: D Swarbrooke
Signed: **D Swarbrooke**
Date: 15th June 2023