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Date: 29th July 2025

Project Ref: 25-081

PLANNING STATEMENT

**APPLICATION FOR RETROSPECTIVE PLANNING CONSENT:
CONVERSION OF TWO COTTAGES INTO ONE DWELLING
WITH ASSOCIATED EXTENSIONS & EXTERNAL WORKS**

**Blaen Bargoed Cottages
Cwmbargoed
Merthyr Tydfil
CF48 4AQ**



1. Introduction

- This statement accompanies a retrospective planning application for the physical alteration and improvement of Blaen Bargoed Cottages adjoining Bryncaerau Farm, located in Cwmbargoed. Merthyr Tydfil.
- The site comprises two former stone cottages that have been merged into a single residential unit, alongside extensions and external works that enhance the dwelling's functionality.
- The applicant seeks to regularize these works and confirm their acceptability under local planning policy.

2. Site Description & History

- Bryncaerau Farm Cottages are situated in a rural setting on the edge of Cwmbargoed, forming part of a historic agricultural holding.
- The properties appear on the detailed 1900 and 1965 OS Map (Refer to Appendix A)
- The original cottages date from the 19th Century and formed part of the farmstead, likely with traditional stone construction and pitched slate roofs.
- The right-hand of the pair was re-built in the 1970 as can be seen in photos 1 to 4 below.
- The left hand of the pair fell into a state of dereliction and has since been demolished.
- The site is accessed via a private track and is not visible from the public highway, minimizing visual impact.

3. Description of Development

- **Conversion:** The two adjoining cottage sites were combined and extended and refurbished to form a single 3-bedroom dwelling with attached garage and garden.
- **Extensions:**
 - A single-storey side extensions have been constructed, along with a
 - Rear dormer at first floor level in the cat-slide roof
 - An attached garage side extension
 - Formation of garden on what was derelict land

4. Planning Policy Considerations

The proposal aligns with the following key policies:

- **LDP Policy SW11 – Residential Conversions:** Supports appropriate conversions where they respect the character of the buildings and their setting.
- **Policy BW6 – Townscape and Built Heritage:** Works have maintained the integrity of the original architecture, with complementary materials and scale.
- **PPW Edition 11 (2021):** Encourages the sustainable reuse of existing buildings in rural locations.

5. Design Justification

- The merging of the cottages creates a more viable, energy-efficient home without materially harming the appearance of the locality.
- Extensions have been kept subservient to the host building in scale and design.
- No loss of privacy or light to any third party.
- Landscaping and boundary treatments have been improved post-development.

6. Heritage and Environmental Impact

- The site does not lie within a conservation area, nor is it a listed building.
- Ecological sensitivity was respected during works, and no protected species were disturbed.
- A retrospective ecological statement can be provided if requested.

7. Access and Parking

- Access to the site has remains unchanged, via the original track.
- There is a double garage and off-road parking provision for two cars which meets or exceeds SPG requirements for rural dwellings.
- There is ample space for turning cars in front of the property.



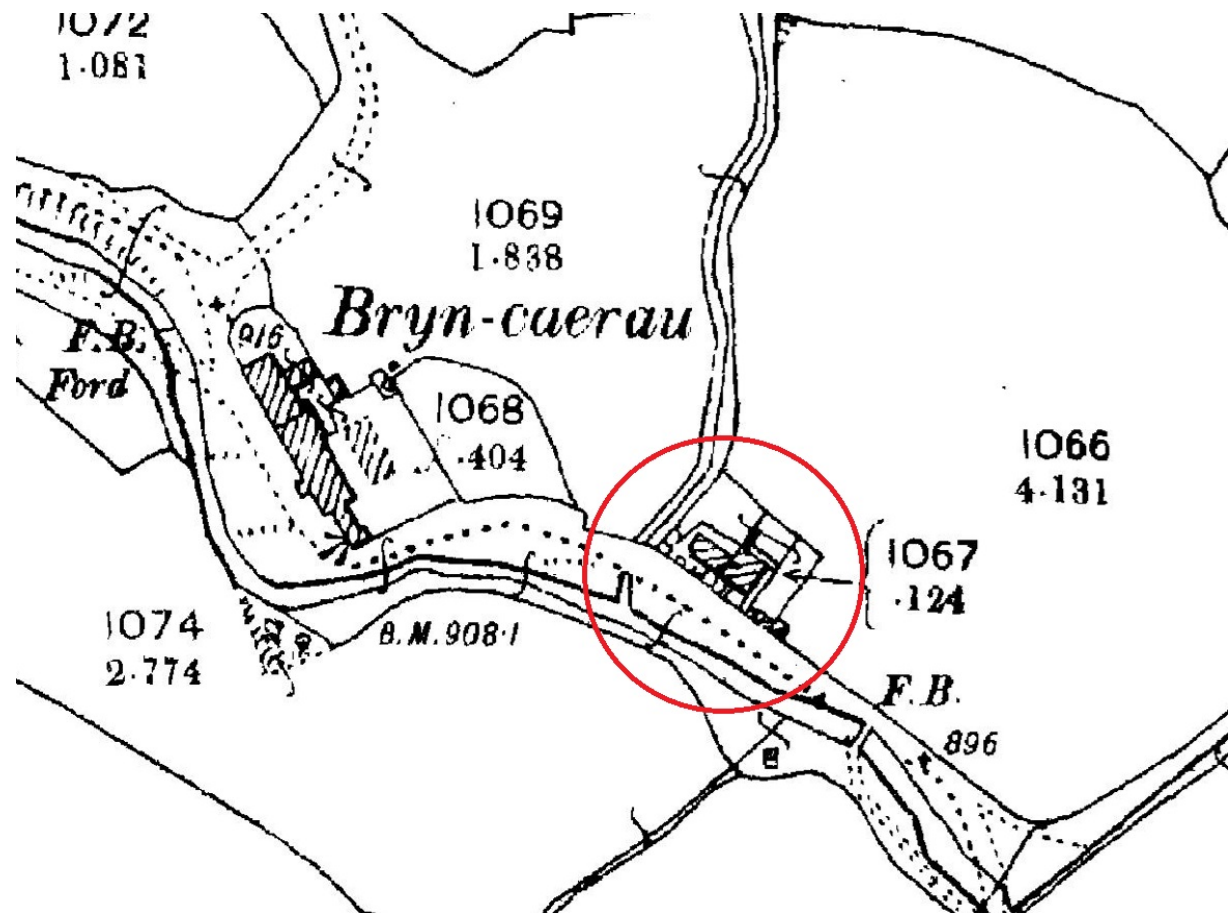
Photos 1 – 4. Photos from the 1970's showing property being re-built



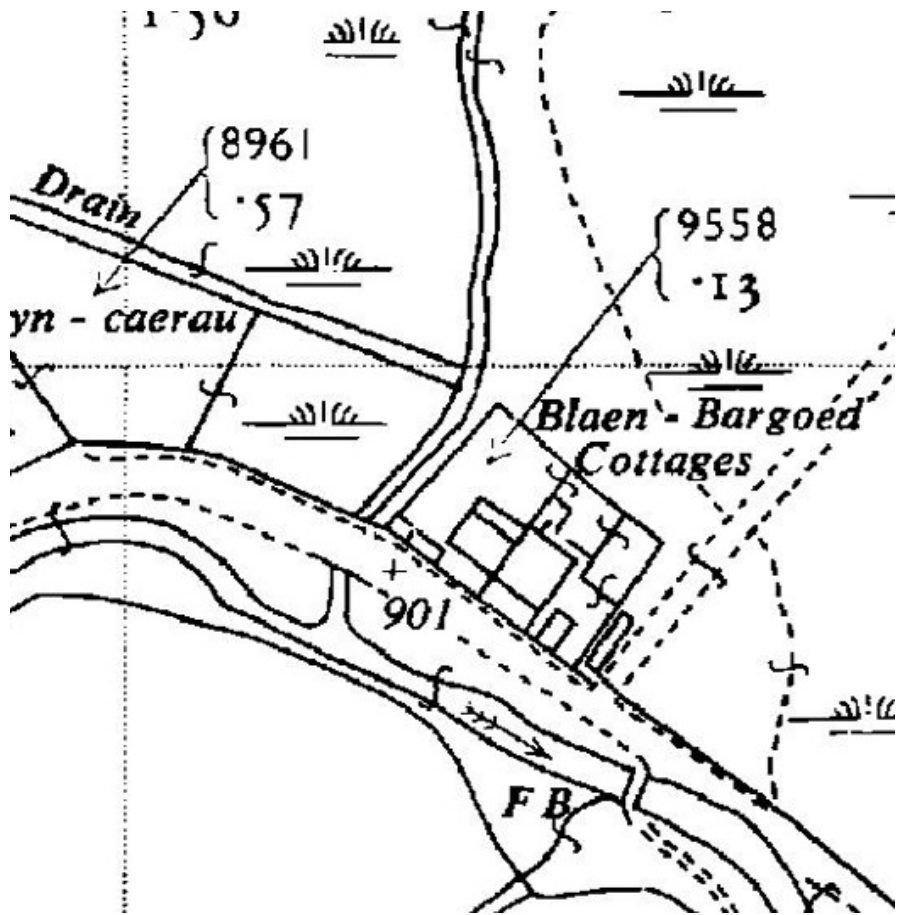
Photo 5 – Front of House prior to renovation



Photo 6 – Rear of House prior to renovation

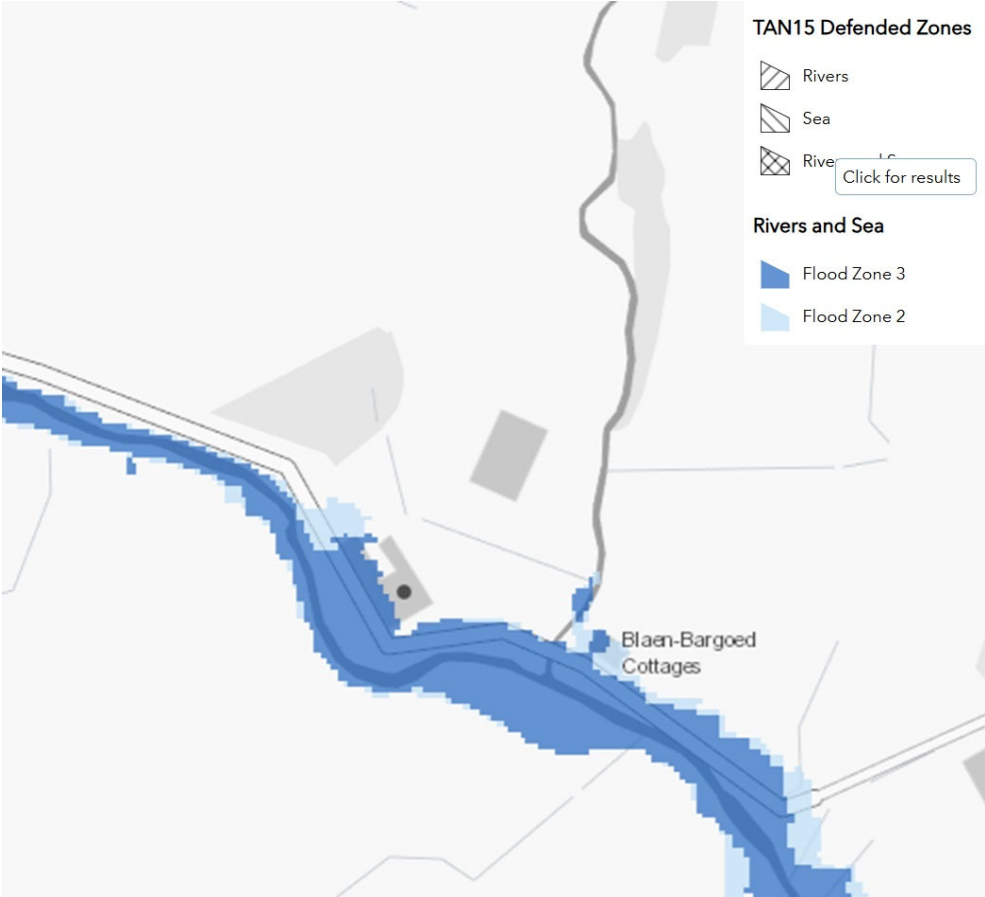


Map 2 - Extract from 1900 OS Map.



Map 3 - Extract from 1962 OS Map.

REFER TO MAPS IN APPENDIX A



EXTRACT FROM NRW FLOOD MAP

8.0 Flood Risk

- The site is located within a Flood Zone 2 as identified by Natural Resources Wales
- Zone 2 indicates a medium probability of flooding (between 0.1% and 1% annual chance).



Photos 7 – 10 Property after works (as existing)



9.0 Work Carried Out

- Refer to Application drawing 25-081/P/01 to 25-081/P/10
- This application seeks retrospective permission for:
 - Garage Extension
 - Single storey side extension
 - First floor Rear House Extension
 - Porch
 - External works

10. Conclusion

- This application seeks to regularize the merging and modest extension of two rural cottages at Cwmbargoed
- The development is proportionate, respectful of the local character, and provides a sustainable long-term use for buildings that might otherwise deteriorate.
- We respectfully request Merthyr Tydfil County Borough Council to grant retrospective planning permission for the works carried out.



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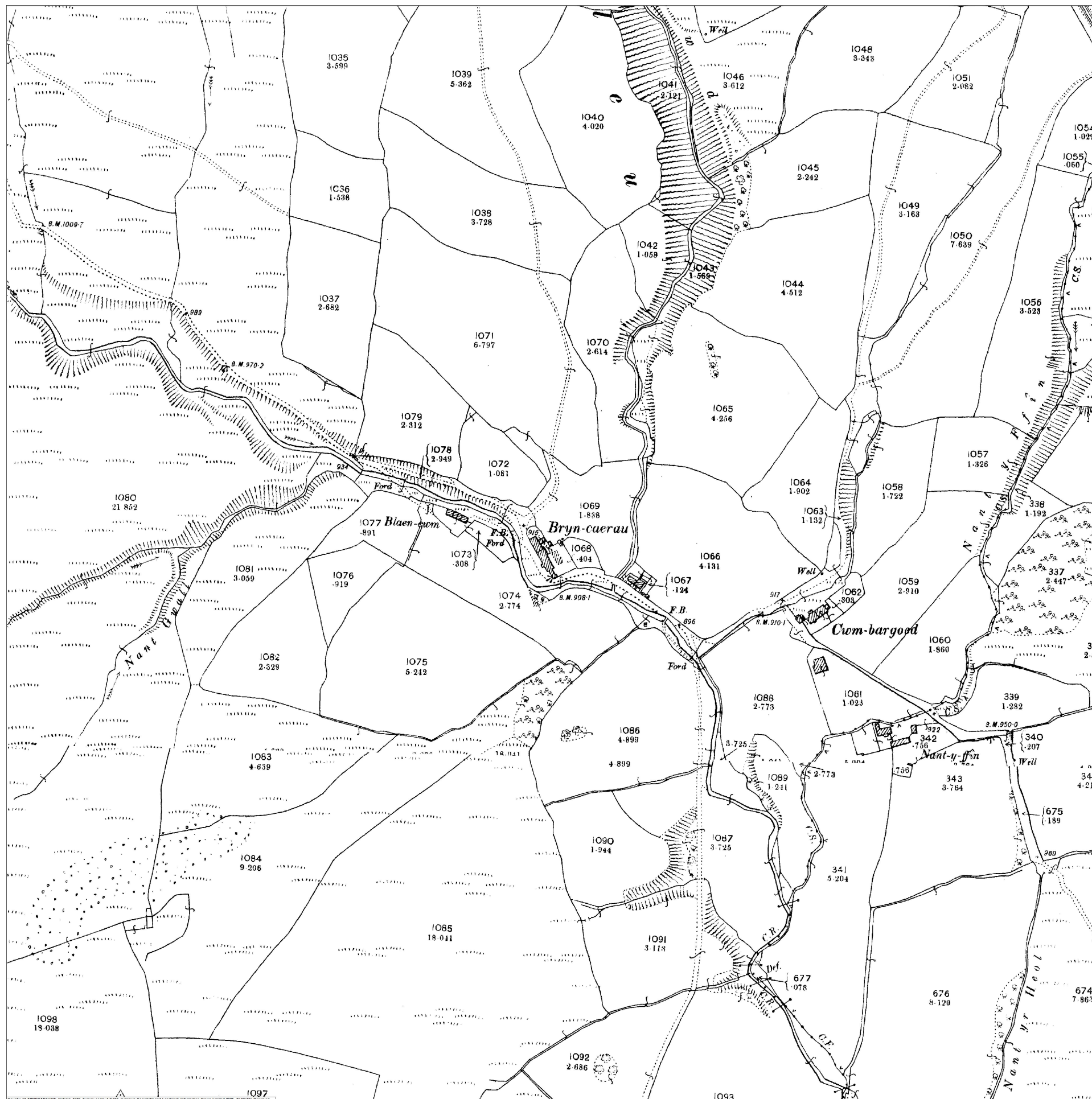
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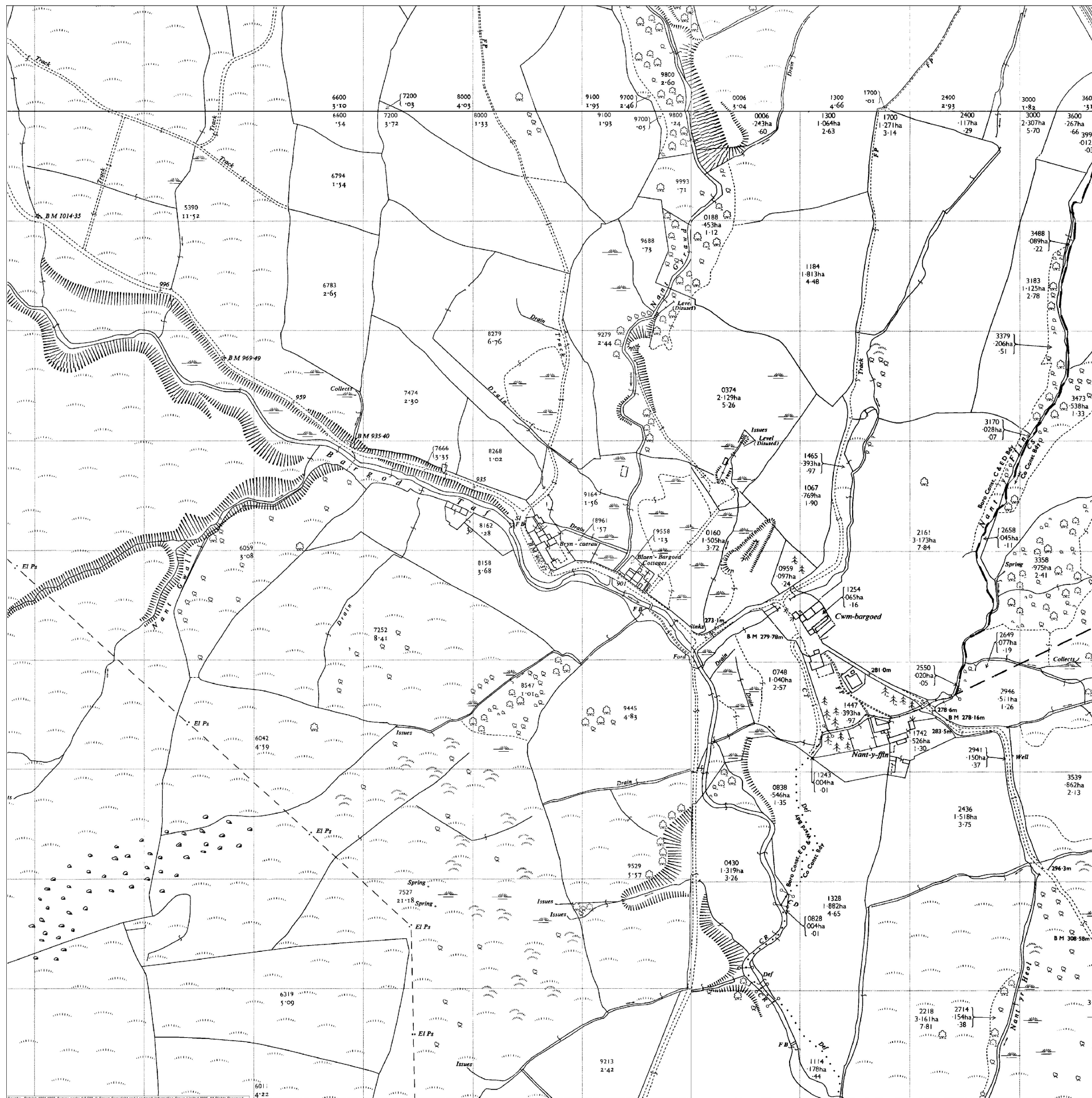
APPENDIX A

ORDNANCE SURVEY MAPS 1900 & 1962



Landmark
INFORMATION GROUP

Landmark Historical Map
County: GLAMORGANSHIRE
Published Date(s): 1900
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1961-1962
Originally plotted at: 1:2,500