

Development Notes

Proposed Development at:
Flat Yr Hen Stordy
Ladysmith Place
Merthyr Tydfil
CF48 4JH

Proposal

To redevelop the ground floor which currently contains a shop, WC and access to the first floor flat as well as the first floor residential flat into a 2-bedroom house with parking bay to the front area.

History

This building along with the adjoining residential unit was previously part of a commercial premises used as a builders merchant.

Between the late 1980's and early 1990's the building was split and the south side redeveloped into a residential unit (as is present) and the north side ground floor remained as a commercial premise with the first floor used as a residential flat with access through the north elevation pedestrian access door.

The ground floor has since remained unoccupied.

Whilst I am advised by Mr Keith Powney (the former owner) that the first-floor residential flat was in occupancy between 1987 and 2009.

Existing Layout

The Existing layout given on drawing reference YHS:PL:01 Revision B indicates the vehicle rights of passage as granted to the neighbour based on geometric characteristics of typical private car turning through 90 degrees. These have been tested in practice with the present neighbour at 9 Archer Street to ensure their rights are maintained.

The rights of vehicle access of the neighbour at 8 Archer Street is not affected by the proposed car parking space.

Flood Consequence Assessment

A flood consequence assessment has been undertaken and a report produced by Blandford Consulting. A copy of the report has been provided as part of the Planning Application.

Flood Defence

In order to provide an additional defence to the ground floor area it is proposed that a proprietary floodgate is installed to the north and west entrance door openings to provide additional protection up to a height of 1m above the existing ground floor.