

Planning Statement

Proposed Change of Use: Conversion of 3-Bedroom Mid-Terrace Dwelling to a 4-Bedroom House in Multiple Occupation (HMO)

Site Address: 3 Eastfield Place, Plymouth Street, Merthyr Tydfil, CF47 0UP

1. Introduction

This Planning Statement has been prepared in support of a full planning application for the proposed change of use of an existing 3-bedroom mid-terrace dwelling at 3 Eastfield Place, Plymouth Street, Merthyr Tydfil, to a small House in Multiple Occupation (HMO) for 4 residents.

The statement outlines the site context, the proposed development, and demonstrates how the scheme complies with relevant planning policy, including both national and local planning guidance.

2. Site and Surroundings

The property is a traditional mid-terraced two-storey dwelling located within an established residential area of Merthyr Tydfil. Eastfield Place and the surrounding streets are characterised predominantly by terraced residential properties.

The site is sustainably located within close walking distance to Plymouth Street local amenities, shops, and services. It is also within easy reach of Merthyr Tydfil town centre and is well served by local public transport, including bus routes, reducing reliance on private car usage.

3. The Proposal

The proposal seeks planning permission for the change of use of the existing C3 dwelling to a small HMO (Use Class C4) to provide shared accommodation for 4 unrelated occupiers.

- The property will retain its existing 3 bedrooms, and create an additional bedroom on the ground floor, with shared kitchen, living and bathroom facilities.
- No external alterations are proposed, ensuring the property continues to harmonise with the surrounding street scene.
- Minor internal alterations on the ground floor are proposed to provide adequate space.

- Bin storage and cycle storage will be provided in the rear garden.

4. Planning Policy Context

National Policy

- **Planning Policy Wales (PPW, Edition 12, 2021):** Supports the efficient use of existing housing stock, the creation of mixed and balanced communities, and encourages sustainable locations for development with good access to services and public transport.

Local Policy

- **Merthyr Tydfil Local Development Plan (LDP) 2006–2021:**
 - *Policy BW4 – Settlement boundaries:* The site is located within the defined settlement boundary where residential development is acceptable in principle.
 - *Policy BW7 – Sustainable design and place making:* The proposal involves no significant external alterations and will retain the residential character of the property.
 - *Policy BW12 – Development proposals should not adversely impact residential amenity.* The proposed 3-bed HMO will not lead to over-intensification, and will operate at a scale compatible with neighbouring dwellings.
 - *Policy TB11 – HMOs:* Supports well-managed HMOs where they provide choice in housing tenure and do not harm the balance of communities.

5. Assessment

Principle of Development

The proposal represents a small-scale HMO conversion of an existing residential dwelling. The principle of residential use is therefore already established. The change of use to a small HMO will contribute to meeting local demand for affordable shared housing and aligns with national objectives to increase housing choice.

Design and Character

The proposal does not involve external alterations (other than minor works to rear bin/cycle storage). The building will continue to appear as a single dwelling in the street scene.

Residential Amenity

The property provides adequate internal space to accommodate 4 occupiers, with shared

communal areas. External private amenity space to the rear provides for bin and cycle storage. The proposed use will not generate noise or disturbance beyond that typically associated with a small family dwelling.

Highways and Parking

The site is in a sustainable location with access to public transport and local services within walking distance. The scale of development (4 occupiers) is unlikely to generate significant car parking demand. The rear lane provides access for bin and cycle storage, reducing any highway obstruction.

6. Conclusion

The proposed conversion of 3 Eastfield Place to a 4-bedroom HMO represents a sustainable and modest form of residential development. It makes efficient use of the existing housing stock, provides much-needed affordable accommodation, and does so without causing harm to neighbouring amenity, the character of the area, or highway safety.

The proposal complies with the relevant provisions of Planning Policy Wales and the Merthyr Tydfil Local Development Plan, and planning permission should therefore be granted.