

Merthyr Tydfil County Borough Council
Town planning (Development Control)
Unit 6
Triangle Business Park
Pentrebach
Merthyr Tydfil
CF48 4TQ

56 Hylton Terrace
Bedlinog
Treharris
Merthyr Tydfil
CF466RG
1/10/21

To whom it may concern,

Application for Planning Permission.

Change of Use from Residential to Holiday Let

We are writing this letter to support the change of use of part of our property to a holiday let at the above address.

Further to discussions with Sara Thomas (planning officer) we have submitted a change of use for the lower ground room within our property from a residential use to a holiday let (sui generis use class).

The part of the house that we are applying for is on the lower ground floor which is circa 23 sqm. The lower ground floor was previously used as a kitchen. It has a built-in fireplace as does the rest of the house and waste pipe connected to the sewerage system for a toilet and facilities as well as electrical points and running water.

We have recently renovated the room in order to meet our family needs. It has a shower and toilet and a small kitchen area. The room has direct access to the garden.

We decided to put the room on Airbnb as a trial when we weren't using the space as a family. We have been advised by the planning department that a change of use of use is required to allow the property to be used as a holiday let.

The property is located within Bedlinog which has very little in the way of guest accommodation. However it is located in close proximity to the climbing centre and the Brecon Beacons and therefore it does attract people to the area who then spend money in Bedlinog which supports the local shops and services within the town.

On booking we advise that the guests park within a designated area where there is plenty of on street parking. As such the addition of one car usually on the weekend has no negative impacts on parking within the area.

We consider that the change of use complies with Policy EcW7 of the adopted Local Plan which supports tourism and leisure. The change of use whilst small in nature does attract people to the area who spend locally and therefore there is a benefit to Bedlinog and the surrounding area.

If you have any questions please let us know.

Kind Regards,

Naomi and Rob Hughes