

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)**

**THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)**  
**ORDER 2012 (as amended)**

**REFUSAL OF PERMISSION**

To: Mr Joshmir Jaswal c/o Mr Luke Brennan Architectural Design 1 Coed Duffryn Aberdare  
CF44 0DB

**WHEREAS** you submitted an application on the 8th day of October 2025 to develop: 6 Cardiff Road Troedyrhw  
Merthyr Tydfil CF48 4LB short particulars of the application being as follows:-

**Name of the Applicant**

Mr Joshmir Jaswal  
Letts Refurb Limited  
13 Rhodfa'r Pant  
Pant  
Merthyr Tydfil

**Description of Proposed Development**

Proposed change of use from dwelling to a 8 bedroom House in  
Multiple Occupation all with en-suites  
(Full)

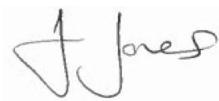
**MERTHYR TYDFIL COUNTY BOROUGH COUNCIL** as the Local Planning Authority hereby **REFUSE TO**  
**PERMIT** the proposed development for the following reasons, namely:

- 1 The proposed development would be of an unacceptable density that constitutes an over intensification of the residential use, which fails to provide adequate living spaces for the future occupiers to the detriment of their residential amenity, contrary to Policy SW11 of the Merthyr Tydfil County Borough Replacement Local Development Plan 2016-2031.
- 2 Insufficient information has been provided to assess the potential impact of flood risk on the proposed development which would result in an intensification of highly vulnerable residential accommodation on the site and the introduction of 4 ground floor bedrooms. As such, the proposed development is contrary to Technical Advice Note 15: Development, Flooding and Coastal Erosion (March 2025) and Policy EnW4 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031.
- 3 The proposed development, by virtue of the intensified residential use and lack of any dedicated parking provision, would result in an unacceptable increase in the level of onstreet parking, which would give rise to indiscriminate parking along the local highway network, creating traffic hazards to the detriment of highway and pedestrian safety, contrary to Policy SW11 of the Merthyr Tydfil County Borough Replacement Local Development Plan 2016-2031.

Date: 1st December 2025

Signed:

(Director of Neighbourhood Services)



**IT IS IMPORTANT THAT YOU READ  
THE NOTES ATTACHED TO THIS FORM**

## NOTES

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission subject to conditions, he/she may appeal to Planning & Environment Decisions Wales in accordance with Section 78(i) of the Town and Country Planning Act 1990, within SIX MONTHS of the receipt of this Notice. (Appeals must be made on a form which is obtainable from Planning & Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ). Alternatively you can use the Planning & Environment Decisions Wales website ([www.gov.wales/planningappeal](http://www.gov.wales/planningappeal)) to complete your appeal. Planning & Environment Decisions Wales has the power to allow a longer period for the giving of notice of appeal but will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. Planning & Environment Decisions Wales is not required to entertain an appeal if it appears to it that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.
- (2) If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by Planning & Environment Decisions Wales, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he/she may serve on the Council in which the land is situated, a purchase notice requiring the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
- (3) In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by Planning & Environment Decisions Wales on appeal or on a reference of the application to it. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.