



PLANNING STATEMENT

Proposed Conversion of Shop to Bakery and Coffee Shop
with First Floor Flat

15 Bargoed Terrace
Treharris
Merthyr Tydfil

Prepared by Draw The Line Architectural Design
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Planning Statement

1. Introduction

This statement supports a planning application for change of use of the ground floor to a bakery and coffee shop and conversion of the first floor to a self-contained flat at 15 Bargoed Terrace, Treharris. The application also includes the formation of a new independent access stairway from the rear lane to serve the first-floor residential unit.

2. Site and Surroundings

The application site comprises an existing retail unit located within close proximity to Treharris town centre and the bus station, within a sustainable and accessible location. The surrounding area is characterised by:

- A mix of retail, service, and food-based uses at ground floor level;
- Residential accommodation at upper floors; and
- Strong pedestrian and public transport connectivity.

The site benefits from rear lane access, which provides an opportunity for segregated residential access without compromising the commercial frontage.

3. Proposal

The proposal seeks to:

- Retain the commercial nature of the ground floor through its conversion to a bakery and coffee shop, supporting local economic activity and daytime footfall;
- Convert the first floor into a self-contained one-bedroom flat, contributing to local housing supply;
- Construct a new external stairway to the rear, providing independent and secure access to the residential unit, ensuring functional separation between uses.

The external alterations are modest in scale and sympathetic to the existing building and wider street scene.

The Bakery/Cafe will serve hot beverages and baked goods.

4. Policy Context

The development has been designed to accord with relevant national and local planning policy, including:

Planning Policy Wales (PPW) Edition 11

The proposal supports key PPW principles by:

- Promoting sustainable development through the re-use of an existing building;
- Encouraging active town centres and economic resilience;
- Supporting mixed-use developments, which enhance vitality and viability;
- Making efficient use of land and buildings in accessible locations.

Future Wales: The National Plan 2040

The scheme aligns with national placemaking objectives by:

- Supporting town centre regeneration;
- Delivering sustainable patterns of development;
- Maximising use of existing infrastructure and public transport accessibility.

Merthyr Tydfil Local Development Plan (LDP)

The proposal has been assessed against key policies within the Merthyr Tydfil LDP:

Policy BW1 – Development Strategy

The proposal:

- Promotes sustainable growth within the settlement boundary;
- Reuses an existing building, reducing the need for new development.

Policy BW5 – Natural Heritage / BW6 Built Heritage

- No harm is caused to ecological or built heritage assets. The works are minor and sympathetic.

Policy BW7 – Sustainable Design and Place Making

The scheme:

- Promotes high-quality, functional design;
- Ensures safe and convenient access;
- Provides clear separation between residential and commercial uses.

Policy TB11 – Retail and Commercial Development

- Retains an active commercial frontage;
- Introduces a complementary town centre use (bakery and coffee shop) which enhances vitality.

Policy AH1 – Housing Supply

- Contributes to housing provision by delivering an additional residential unit in a sustainable location.

Policy AS22 – Affordable Housing

- While a single flat may fall below affordable thresholds, it contributes to overall housing mix.

5. Design and Impact

Design

The proposed works are modest and:

- Respect the existing building form and character;
- Retain the commercial shopfront;
- Introduce limited external alteration (rear stair & associated residential provisions).

Amenity

- The separation of uses ensures no conflict between commercial and residential functions;
- The bakery/coffee use is compatible with surrounding town centre activity;
- No unacceptable noise or disturbance impacts are anticipated.

Highways and Accessibility

- The site is in a highly sustainable location, within walking distance of public transport services;

- No reliance on additional parking is required;
- Rear access improves safety and functionality for residents.

6. Benefits

The proposal will deliver:

- A new local business, supporting employment and the local economy;
- Enhanced town centre vitality through increased footfall;
- Additional housing provision in a sustainable location;
- Efficient use of an underutilised upper floor.

7. Conclusion

The proposed development represents a sustainable and policy-compliant scheme that:

- Enhances the vitality and viability of Treharris town centre;
- Provides a complementary commercial use at ground floor level;
- Delivers much-needed residential accommodation above;
- Aligns with both national planning policy and the Merthyr Tydfil LDP.

In light of the above, the proposal is considered acceptable and it is respectfully requested that planning permission be granted.