



08 November 2022  
Our Ref: SC/22.145

The Planning Department  
Merthyr Tydfil County Borough Council  
Unit 5 Triangle Business Park  
Pentrebach  
Merthyr Tydfil  
CF48 4TQ

Dear Sir/Madam,

**Full Planning Application**

**Change of use of the Former Llys Faen Respite Care Home, including dormer windows and other alterations, to form 10 no. general needs affordable homes and associated works, including demolition of garage and ancillary structure at Former Llys Faen Respite Care Home, Maesgarreg, Cefn Coed Y Cymmer, Merthyr Tydfil, CF48 2NE**  
**Planning Portal reference PP-11671669**

I herewith enclose on behalf of the applicant, Merthyr Tydfil Housing Association, a change of use planning application for the development described above. This submission is accompanied by the following information.

| Document / Plan                     | Reference / Date               | Prepared by       |
|-------------------------------------|--------------------------------|-------------------|
| Covering Letter                     | November 2022                  | LRM Planning      |
| Completed Form                      | November 2022                  | LRM Planning      |
| Site Location Plan                  | 4004-PEN-ZZ-ZZ-DR-A-1000-S4-P2 | Pentan Architects |
| Existing Site Plan/Topo             | 4004-PEN-ZZ-ZZ-DR-A-1001-S4-P2 | Pentan Architects |
| Existing Floor Plans                | 4004-PEN-ZZ-ZZ-DR-A-1020-S4-P3 | Pentan Architects |
| Existing Elevations 1               | 4004-PEN-ZZ-ZZ-DR-A-1050-S4-P2 | Pentan Architects |
| Existing Elevations 2               | 4004-PEN-ZZ-ZZ-DR-A-1051-S4-P2 | Pentan Architects |
| Proposed Site Plan<br>(Lower Level) | 4004-PEN-ZZ-ZZ-DR-A-1060-S4-P4 | Pentan Architects |
| Proposed Site Plan<br>(Upper Level) | 4004-PEN-ZZ-ZZ-DR-A-1061-S4-P3 | Pentan Architects |
| Proposed Floor Plans                | 4004-PEN-ZZ-ZZ-DR-A-1100-S4-P4 | Pentan Architects |
| Proposed Elevations 1               | 4004-PEN-ZZ-ZZ-DR-A-2000-S4-P2 | Pentan Architects |
| Proposed Elevations 2               | 4004-PEN-ZZ-ZZ-DR-A-2001-S4-P2 | Pentan Architects |
| Tree Survey                         | September 2022                 | Treescene         |
| Tree Constraints Plan               | September 2022                 | Treescene         |

In addition to the above, the LPA submission fee of £4,600 is to be paid directly by the applicant.

Given the nature of the application it is not considered necessary to provide a full detailed site appraisal of the proposal and policy review. Instead, this statement will provide a summary overview of site and background history, the proposal and appraise what are considered to be the key issues, whilst also providing feedback on comments received at the informal consultation event recently held.

### **Site Location and Context**

This application relates to the former Former Llys Faen Respite Care Home, situated in Maesgarreg, Cefn Coed Y Cymmer itself located approximately 1.5 miles north-west of Merthyr Tydfil Town Centre. The land just to the north, along the High Street, is designated local centre offering a small range of shops services and facilities.

The site and building are currently vacant with former care home having closed in 2021. The supporting drawings confirm that the site was previously used for supported respite care and prior to that as an elderly care home with 10 no. bedrooms together with other communal facilities.

The application property is formed by a 'T' shaped building which is up to two storey in height being split level in form due to the change in levels across the site. The site is served via an access onto Maesgarreg located along the southern boundary and also Pearce's Court, which follows the western boundary. Immediately to the rear/north are the rear of the properties which front onto High Street, whilst to the east of the rear of the properties which front onto Station Road. Obliquely opposite the site is the Cefn Coed Rugby Club.

The majority of the site is hard surfaced formed by a footpath apron around the building and vehicular access points into the site. The main exceptions include the vegetated strips along the northern boundary, the grassed strip along the eastern boundary and the grassed garden area with tree planting around the front of the site, adjacent to Maesgarreg.

### **Planning History**

A search through the LPA website revealed that there is no recent planning history associated with the site.

### **Planning Policy Context**

The site, which constitutes previously developed land, is located within the identified settlement for Cefn Coed Y Cymmer, as identified within the Adopted Local Development Plan. The principle of the proposal is acceptable in accordance with both the Development and Planning Policy Wales which has sustainable Placemaking as a central strategy. This is clearly subject to material considerations which will be considered under the section below.

### **Community Engagement**

The proposal falls outside of the 'major development' category and as such the proposal does not need to be supported by pre-application consultation report. Notwithstanding this, following discussion with key community stakeholders it was considered prudent to hold an informal event within the community to publicise the proposed application, ahead of formal submission and to obtain initial feedback.

The event took place on Wednesday 26<sup>th</sup> October between 2:30pm and 4:30pm at Cefn Community Centre. A flyer, a copy of which is appended to this statement, was circulated to neighbouring properties, to ward members and other interested parties within the community. At the event display boards were presented to show details of the site, the design development process and of draft designs for the scheme, with the event offering the opportunity to discuss the draft proposals with attendees in more detail. Comment forms were made available with attendees encouraged to share



their comments. The event was attended by employees from Merthyr Tydfil Housing Association, Merthyr Tydfil Council, elected members of the Council together with members of the development team.

In terms of interested parties approximately 19 no. people attended the event. Of those who attended 8 no. completed feedback forms were returned, all of whom were indicated as being neighbouring residents. Of these respondents 7 no. confirmed that they were supportive of the proposal in principle with one undecided. In terms of the design, 7 no. also confirmed that they were in favour of the design, with one undecided. Of the completed forms returned, none stated that they were not in favour of the principle of the redevelopment of the site nor did any of the respondents state that they do not support the design.

In terms of feedback received this can be summarised below;

- Several of the respondents confirmed that they were impressed with the design;
- Several of the respondents also commented that they were supportive of the building being redeveloped and updated;
- One respondent was pleased to learn that the upgrades to the building would improve its energy performance and help reduce bills for occupants;
- One respondent was impressed with the staff who attended and information provided;
- One respondent raised concern about undesirable occupants and the potential impact upon neighbouring residents;
- Several of the respondents raised concern about the access via the site to the unadopted lane at the side/rear, requesting this be closed off;
- One respondent also queried if the low wall adjacent to this lane could also be increased in height to deter access from the site into this lane; and
- One respondent stated that as they are registered blind they are fearful about having the development on their doorstep.

### **Proposed Development**

This planning application proposes the change of use and alterations to the former Respite Care Home to form 10 no. general needs affordable homes and associated works, including demolition of existing garage and ancillary structure.

The proposal includes for a mix of accommodation will include two no. accessible one-bedroom apartments, four no. one-bedroom apartments, two no. two-bedroom apartments and two no. two-bedroom maisonettes.

The accommodation will primarily be accommodated within the existing structure and as such there is no requirement to enlarge/extend the footprint of the building. The proposal will however require the utilisation of the existing roof void and as a consequence, dormer projections are proposed within the existing roof plane.

The proposals seek to utilise the existing access which will serve a main courtyard area, to be slightly modified, containing a total of 8 no. parking spaces, together with secure cycle (10. No stands) and refuse storage. Two additional car parking spaces are to be provided off Pearce's Court resulting in a total of 10 no. car parking spaces.

The existing amenity area will be retained for this use with the lower ground and ground floor units having their own dedicated private amenity areas. The upper floor units will have access to a larger communal amenity area.



## Summary Appraisal

I have set out below a short summary appraisal of what is considered to be the key issues for consideration, whilst I have also attempted to provide a response to a number of comments received through the recent consultation/information event.

**Land Use Policy** -the proposal represents the efficient reuse of a vacant and under-utilised building within the identified settlement, which is served by a range of shops, services and facilities. As such the principle of the proposal, which will deliver much needed affordable housing, is fully in accordance with the Development Plan and National Planning Policy Guidance.

**Design & Amenity** -it is considered that the reuse of the existing building will have an uplifting impact upon the visual amenity of the site and immediate area. External wall insulation is to be applied to elevations to improve energy performance with the use of stone-slip cladding and rough cast render as a finished material/treatment. The roof is to be clad in fibre cement slates. PV panels are to be used to help generate green/clean energy.

In terms of impact upon neighbouring amenity it is not considered that the scheme will result in any unacceptable impacts in terms of noise, privacy, overbearing etc, which could justify refusal. This is especially the case given that the scale and nature of the application and its former use.

Whilst openings are to be reconfigured to suit the revised floor plans, given the presence of these existing apertures it is considered that the scheme will not give rise to any impacts which are significantly different to those resulting previously.

The dormer window projections are however new additions. These will serve new habitable rooms located in the roof void. These windows are however orientated over the main body of the site and as set are set away from the adjacent boundaries approx. 23.5m from the eastern and 13.5m to the boundary with Pearce's Court to the east. One of the windows, serving a lounge/dining room/kitchen, of the upper floor apartment will have views over a parking area serving a property on High Street. However, this window will be positioned approximately 11.5m off this boundary and given that it forms an enclosed hardstanding area for parking/bins etc it is considered that this will not result in any unacceptable impacts in terms of loss of privacy.

Two dormer projections are proposed within the rear roof plane. These windows are to be set approximately 7m off the boundary with the neighbouring properties which have raised slab levels compared to that of the application site. In view of this and given that these windows serve non habitable rooms it is not anticipated that these will give rise to any significant loss of privacy or amenity. It is anticipated that these windows will be restricted opening (to not exceed 150mm) and fitted with obscure glass and the LPA will impose a condition to secure this provision.

**Traffic & Transportation** -the scheme proposes a total of 10 no. car parking spaces and 10 cycle stands which is equivalent to one space and stand per unit. The application site is situated within a sustainable location with access to bus stops together with a range of shops and facilities which are within walking distance. Furthermore, the scheme is to be 100% affordable which has a much lower level of car ownership compared to fully private housing. As such it is considered that the development offers a suitable level of car and cycle stand provision reflective of its location and the anticipated needs of the occupiers. In terms of traffic generation, it is considered that the scheme will have a negligible impact upon the wider highway network compared to what could/would have been generated by its former use. These matters are covered in more detail in the accompanying Transport Statement.

**Drainage** -it is anticipated that the scheme will rely on existing foul and surface water connections which serve the existing site. No issues are currently anticipated in this respect.



**Trees, Landscaping & Ecology** -the accompanying ecological assessment confirms that the building does not appear to contain any bat roosts. The scheme design has sought to retain the best quality trees which are to be supplemented through additional tree and hedge planting. This, together with the provision of bat and bird boxes, should ensure that the scheme delivers a net biodiversity gain.

**Response to Comments** -the positive comments received are noted and welcomed by the applicant. In terms of concerns about the future occupants the applicant would like to reassure the LPA and indeed neighbouring occupiers that the scheme is to form general needs affordable housing which will be allocated through the normal allocations and review process, in consultation with the Local Authority. The facility will ultimately be managed by the applicant who will be responsible for future management of the apartments and have controls in place to step in should anti-social behavioural incidents occur. This is above and beyond the measures which are typically in place for open market accommodation. Regarding access to the private rear/side lane it should be noted that the plans indicate the blocking up of the pedestrian gate to prevent direct access whilst railings are now also indicated to deter access over the boundary wall.

I trust that I have provided sufficient information to allow you to validate and process this application. Should you need any further information in the meantime, please do not hesitate to contact me.

Yours sincerely,



**Sam Courtney** BA(Hons) Dip (Uc) MA MRTPI  
Director, LRM Planning

Enc.

