

DELEGATED REPORT

Application No:	P/24/0248
Site Address:	Ty Wern Cae'r Wern Ynysfach Merthyr Tydfil CF48 1AE
Development:	Change of use of bunkhouse to be part of existing dwelling
Case Officer:	Rebecca Owens
Application Expiry Date:	19th December 2024

APPLICATION SITE

The application relates to a three storey property located within a mainly residential area in the settlement boundary. The property comprises of a dwelling with a self-contained bunkhouse occupying part of the ground floor which was granted permission under planning reference P/15/0303. It is bound by a detached dwelling (of a similar scale and design) to the north, by a row of semi-detached dwellings to the east, by undeveloped land to the south and the Taff Trail to the west.

DESCRIPTION

A Certificate of Lawful Development is sought to ascertain whether the proposed change of use of the dwelling with bunkhouse back into a single residential dwelling would require planning permission. No external changes or changes to the internal layout

PLANNING HISTORY

The relevant planning history is detailed below:

P/15/0303 Change of use from dwelling to dwelling with lower floor bunkhouse
Granted planning permission on 3rd November 2015

P/04/0301 The construction of two dwellings
Granted planning permission on 31st August 2004

P/84/0552 Erection of pre-fabricated garage
Granted planning permission on 8th August 1984

PLANNING CONSIDERATIONS

The dwelling would fall within the C3 Use Class which refers to dwellinghouses used as a sole or main residence and occupied for more than 183 days in a calendar year and the bunkhouse would fall within the C6 Use Class which covers dwellinghouses used for commercial short-term letting not longer than 31 days for each period of occupation. As such the existing property comprises a mixed use combining uses from the C3 and C6 uses classes

Under the Town and Country Planning (General Permitted Development etc) (Amendment) (Wales) Order 2022, Schedule 2, Part 3, Class I, section (d)(i), it is permitted to change from a mixed use combining uses falling within Class C3 (dwellinghouses, used as sole or main residences) and Class C6 (short-term lets) to a use falling solely within the Class C3 (dwellinghouses, used as sole or main residences).

Development is not permitted by class I if it would result in the use of two or more separate dwellinghouses falling within Class C3 (dwellinghouses, used as sole or main residences), Class C5 (dwelling houses, used otherwise than as sole or main residences) or Class C6 (short-term lets) of the schedule to the Use Classes order of any building previously used as a single dwelling. However, this is not the case.

Accordingly, the proposed change of use to a single dwelling would constitute permitted development and the following recommendation is made:

RECOMMENDATION: BE APPROVED for the following **REASON:**

REASONS:

1. The proposed change of use would constitute 'Permitted Development' by virtue of Schedule 2, Part 3, Class I the Town and Country Planning (General Permitted Development etc) (Amendment) (Wales) Order 2022.

RECOMMENDATION ENDORSED



Director of Neighbourhood Services

DATE: 04.11.2024