

14<sup>th</sup> March 2024.

Planning Division  
Caerphilly County Borough Council,  
Tredomen House, Tredomen Park,  
Ystrad Mynach, Hengoed.

**Ref: Proposed Change of Use of Single Room within Dwelling to be C6 Short Term  
Letting Bedroom at  
'Highmead', Tredegar Road, Blackwood, NP12 1BY.**

**SUPPORT STATEMENT**

Dear Sir/Madam,

Please find attached a Proposed Lawful Development Certificate application relating to the above address. The application has been submitted using the planning portal. This statement is to be read in conjunction with Plans KD1948/1, Application Forms, Location plan and this Support Statement.

**01- BACKGROUND -**

The proposal is to provide the applicant/owner with the option to rent a single bedroom within his home, on a short-term basis.

**02 - DESIGN-**

The proposals will provide scope for the applicant to be able to rent one bedroom on a short term basis. This proposed use falls into Planning Use Class C6.

The applicant owns and, with family, occupy Highmead and adjoining property 'Honeymead'.

The proposed short term letting bedroom will be located within 'Highmead'. Highmead has 3 first floor bedrooms, as well as a further 2 bedrooms located within the rear detached annexe. Highmead therefore has a total of 5 bedrooms.

The adjoining property named 'Honeymead' has 2 first floor bedrooms.

There is plenty of on-site parking to serve all occupants of both properties. There are no proposals to carry out any internal or external building works. The character of this single dwelling-house will not change.

# K W DORRINGTON MCIAT

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### **03 –OCCUPANTS**

The letting bedroom will be located on the first floor of 'Highmead'. Although the smaller Bedroom 3 will most likely be used, the applicant wishes to remain flexible and could rent Bedroom 2 – should a couple be staying.

The letting bedroom is within the home of the applicant, and they will obviously be extremely choosy about the choice of occupant.

The duration of the tenant, falling under C6, will be shorter than 1 month.

### **04 – TRANSPORT ASSESSMENT - PARKING AND ACCESS STATEMENT-**

The proposed use will maintain -

Pedestrian Access –The current pedestrian access route will remain unchanged. A number of service users may walk to the facility.

Vehicle Access / Parking-

The site has excellent on-site parking. The site is larger than the site plan suggests.

Bicycle Parking – There is adequate space for secure storage of bicycles on site.

### **05 - CONCLUSION –**

There is a recognised need for this type of accommodation. The applicant, by means of the tenant lodging within their home, will police anything less than perfect and be able to ensure that no disturbance to neighbours will ensue.

The proposed letting bedroom will not alter the character or status of this existing C1 Dwelling-house.

I trust that this planning application receives positive support.

If you have any queries, please contact me.

**Kevin Dorrington MCIAT**

