

**REFERENCE:** P/18/429/FUL

**APPLICANT:** United Welsh Housing Assoc. Y Borth, 13 Beddau Way, Caerphilly, CF83 2AX

**LOCATION:** 31 Prince Road Kenfig Hill CF33 6ED

**PROPOSAL:** Change of use from use class C3 to C4 (House in Multiple Occupation)

**RECEIVED:** 4 June 2018

**SITE INSPECTED:** 11 July 2018

#### **APPLICATION/SITE DESCRIPTION**

The application seeks full planning permission for the change of use of the existing building from Class C3 (Dwelling house) to Class C4 (House in Multiple Occupation) as a three bedroom unit, with communal/shared facilities such as a kitchen, bathroom/shower room and a communal sitting room. *'In broad terms class C4 covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities'* (Houses in Multiple Occupation: Practice Guidance, February 2016). In this instance it is indicated that the existing three bedroom dwelling would not be altered externally or internally to accommodate the change of use; the building remaining as a three bedroom unit.

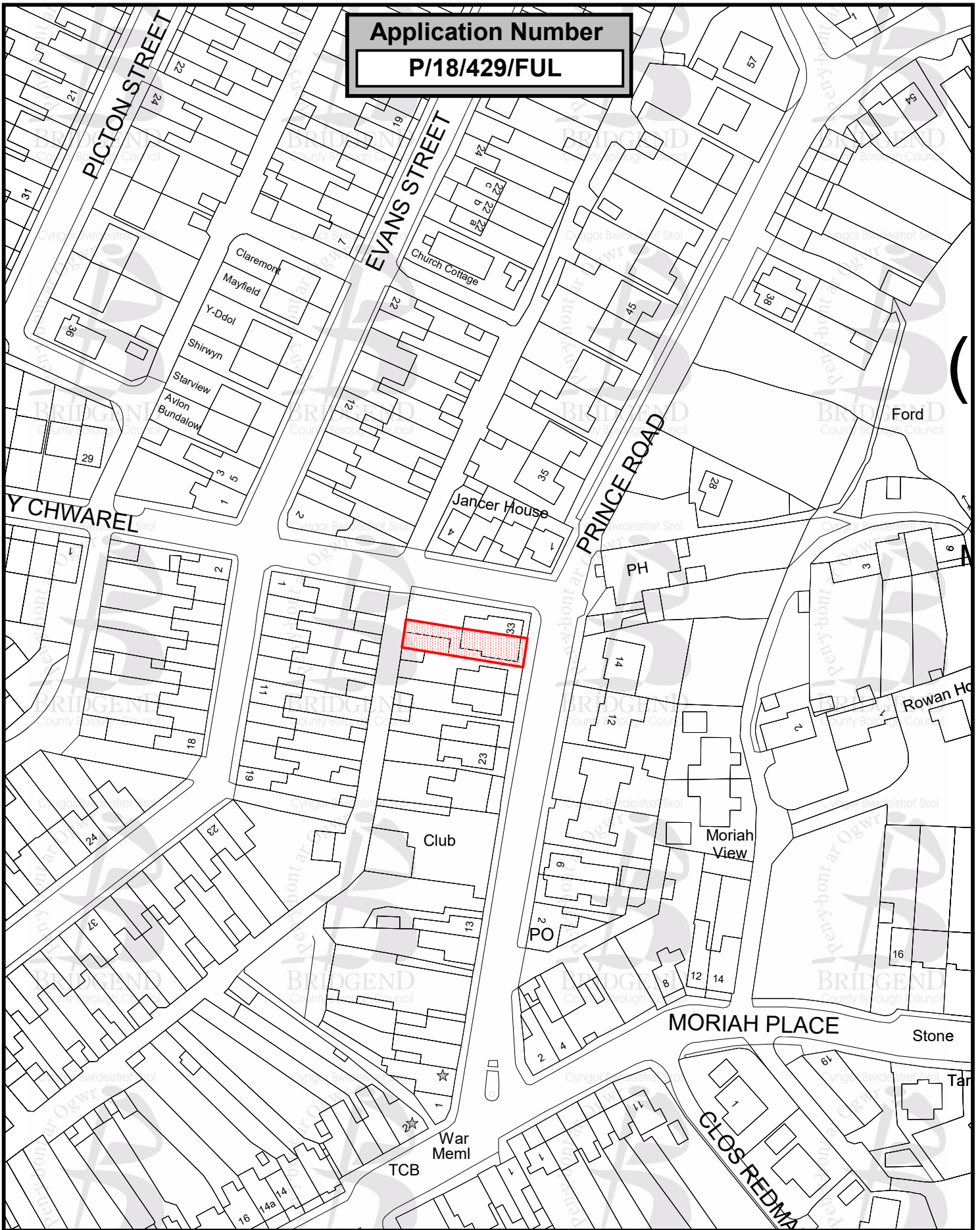
The application site is located within the settlement boundary of Kenfig Hill within a primarily residential area that is situated outside (to the north) of the identified commercial/retail area of the village. There is a small Public House positioned towards the north east of the application site. Number 31 Prince Road appears as a traditional semi-detached dwelling house that currently provides short term temporary accommodation for homeless families. These families are referred here by the Council. The families are supported from a housing related support perspective according to their needs (as detailed by the applicant/agent).

The building is a semi-detached, two-storey dwelling set in a typical, terraced street and is mainly constructed of brick and rendered elevations, slate roof and white uPVC windows. The plot benefits from a small front garden and a larger, enclosed rear garden space that also accommodates a garage structure. On street car parking takes place to the immediate front of the building along Prince Road (although double yellow lines are positioned on the opposite side of Prince Road).

The proposal is to solely change the use of the building, whilst undertaking no internal or external changes. The existing and proposed layout of the building is shown below (Figure 1). The building is proposed to provide accommodation for up to 3 unrelated individuals under the age of 35 referred from the Council.

Application Number

P/18/429/FUL



Scale 1:1250

Date Issued:  
22/08/2018

Development-Mapping  
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,  
Bridgend County Borough  
Council, Civic Offices,  
Angel Street,  
Bridgend CF31 4WB.

O/DC Committee Report Location Maps/

(c) Crown Copyright and database rights  
(2018) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron  
(2018) Rhif Trwydded yr Arolwg Ordnans  
(100023405)

(c) Cities Revealed Aerial Photography  
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Sirol



**Figure 1 – Existing/Proposed layout of the building**



Existing and proposed floor and site Plans. (exactly the same)

**Figure 2 – Photograph of the application building (front)**



## RELEVANT HISTORY

None

## PUBLICITY

The application was advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 24 July 2018.

## PLANNING POLICIES

### Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan 2006-2021, which was formally adopted by the Council in September 2013, and within which the following policies are of relevance:

- Strategic Policy SP1 – Regeneration-Led Development
- Strategic Policy SP2 – Design and Sustainable Place Making
- Strategic Policy SP3 – Strategic Transport Planning Principles
- Policy SP12 – Housing
- Policy PLA1 – Settlement Hierarchy and Urban Management
- Policy PLA11 – Parking Standards
- Policy COM3 – Residential Re-Use of a Building or Land

### Supplementary Planning Guidance

SPG02 – Householder Development

SPG17 – Parking Standards

### National Planning Policy and Guidance

National planning guidance in the form of Planning Policy Wales (Edition 9, November 2016) (PPW) is of relevance to the determination of this application.

Chapter 4 of PPW deals with planning for sustainability – Chapter 4 is important as most other chapters of PPW refer back to it, part 4.3 and 4.3.1 in particular

*4.3.1 The following principles underpin our approach to planning policy for sustainable development and reflect those principles that we expect all those involved in the planning system to adhere to:*

- *putting people, and their quality of life now and in the future, at the centre of decision-making;.....*
- *respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions and promoting sustainable use of natural resources;*
- *tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change;*

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

- in and around existing settlements where there is vacant or under-used land, commercial property or housing;
- in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;
- which secure land for urban extensions, and;
- which facilitate the regeneration of existing communities.

**Technical Advice Notes:**

The Welsh Government has issued practice guidance on houses in multiple occupation which is considered relevant in the consideration of this proposal (Houses in Multiple Occupation: Practice Guidance, February 2016).

**Other Relevant Policies:**

Biodiversity/Ecology

Section 40 of the Natural Environment and Rural Communities Act 2006 states that ‘every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. This “duty to conserve biodiversity” has been replaced by a “biodiversity and resilience of ecosystems duty” under Section 6 of the Environment (Wales) Act 2016 which came into force on 21st March, 2016.

Section 6 (1) states that “a public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions.” Section 6(2) goes on to state that “In complying with subsection (1), a public authority must take account of the resilience of ecosystems, in particular (a) diversity between and within ecosystems; (b) the connections between and within ecosystems; (c) the scale of ecosystems; (d) the condition of ecosystems (including their structure and functioning); and, (e) the adaptability of ecosystems.

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish whether "the three tests" have been met, prior to determining the application. The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the development in this instance (change of use proposal of an existing building), it is considered that there will be no significant adverse residual impacts on biodiversity. Therefore, the proposal is considered to comply with the requirements of the Habitats Regulations 1994 (as amended), Section 6 of the Environment (Wales) Act 2016, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies.

### Wellbeing of Future Generations (Wales) Act 2015

Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with sustainable development principles to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (section 5).

The well-being goals identified in the Act are:

- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh language
- A globally responsible Wales

The duty has been considered in the assessment of this application. It is considered that there would be no significant or unacceptable impacts upon the achievement of wellbeing goals/objectives as a result of the proposed development.

### **CONSULTATION RESPONSES**

Public Protection, Shared Regulatory Services - Provide the following observations on the proposal: If converting the property into a HMO, it will need to be converted in accordance with Building Regulations and ensure that there is an adequate means of escape from fire.

In terms of noise, it is noted that there has been significant objections from residents due to the potential of anti-social behaviour of the prospective individuals who may be residing there. The concerns are acknowledged in terms of HMOs being a potential source of anti-social behaviour due to the fact that individuals residing in the property do not form part of a family household and that they could cause noise problems. However, this very much depends on the behaviour of the individuals living there and the Public Protection Division is unable to comment further on this. Nevertheless, it is advised that taking enforcement action against someone living in a HMO if they are causing noise can be problematic, as it is sometimes difficult to identify who that individual may be that is actually causing the noise in that premises and in what room they are residing. In addition, because of the transient nature of individuals living in a HMO, there can be a regular changeover of tenants. If each one happened to cause a noise nuisance, the investigation procedure would need to commence again and any action taken would then have to be taken against the new tenant if they were also causing a noise nuisance.

Head of Street Scene (Highways) - No objection.

Head of Street Scene (Drainage) - No objection, it is stated that as there are no external modifications proposed as part of the development, no further surface water consideration is required. Advisory notes are recommended should planning permission be granted to ensure no surface water is allowed to discharge to the public highway and no land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

Pyle Community Council - Consulted 02/07/2018, no comments received on the planning application

## REPRESENTATIONS RECEIVED

A petition that includes the signatures of 176 residents from the area (delivered to the Planning Department by Cllr. Jane Gebbie) has been received against the planning application. The petition states:

'We, the undersigned, are concerned citizens who urge Bridgend County Borough Council to reject the request proposed by United Welsh Housing Assoc. to change the use of 31 Prince Road, Kenfig Hill from a class C3 to C4, House in Multiple Occupancy. We object as the development is not suitable for an area of families and elderly, the affect that it will have on the value of our property, the privacy to many of the neighbours, the nuisance and disturbance caused by the people being housed, the affect on the parking and the affect on the area. The property has been a housing project for 11 years, which has brought nothing but Fear, Abuse, Threat and Nuisance and de-valued our property. We fear for the community and the risk and threat to the residents within the vicinity.'

In addition to the petition received, the owners/occupiers of the following properties have raised objections against the scheme:

- 12 Prince Road;
- 14 Prince Road;
- 27 Prince Road;
- 29 Prince Road;
- 47 Prince Road;
- 49 Prince Road;
- 1 Pwlygath Street;
- 5 Pwlygath Street;
- Kenfig Hill Labour Club & Inst Ltd,
- And three anonymous letters/emails (no addresses given) have also been received, raising objections against the planning application.

The objections raised in the letters of correspondence are summarised as follows:

### Insufficient advertisement of the application

- Insufficient advertisement/publication of the planning application has been undertaken which will obstruct residents in voicing their relevant concerns.
- The site notice was inappropriately located away from the application site, notifying residents of the planning application.
- More neighbour letters should have been issued for the proposal.

### Problems with existing facility

- The need for such facilities in the communities is understood but there is already a similar facility operating that has not come without its problems over the past 11 years.
- Since a private housing association took over 31 Prince Road there has been nothing but trouble in a once quiet residential area of Kenfig Hill – police regularly have to chase people through neighbouring gardens.
- For the past few years there have been disturbances, noise, bad language, intimidating and drunken behaviour due to changes of tenants, having multiple occupancy could lead to further disruption.
- After seven years it is not understood as to why United Welsh have decided to stop housing families at number 31 Prince Road as the majority of these have integrated into the community.
- Since the property has been used by the Wallich, residents lives have been made a misery and the police have had to get involved.

- People have been woken by shouting and arguments at all hours of the night. This is unacceptable when you have to get up for work, feeling stressed, tired and miserable.
- Prince Road has been far too tolerant with no. 31 and the on goings at the premise – and it is hoped that this planning application is declined.
- The safety of residents is a concern whilst this house remains a project.
- Issues with the concentration of such HMO uses
- Such premises should be spread out over the community not all set up in Prince Road.
- Such projects have to go somewhere with people needing help for circumstances beyond their control but Prince Road is not the place for it.

#### Adverse impact on local residents

- Increase in anti-social behaviour/noise at the site including use of bad language/drunkenness/smoking etc
- Most residents are elderly/vulnerable in the area and what was once a reasonably safe environment is not anymore.
- Poor legacy left for our children if we are to allow such a use in the area.
- BCBC has a great many responsibilities to the residents of Kenfig Hill and a duty of care to ensure the public safety of us all.
- European Law and the Human Rights: Human Lives – A guide to the Human Rights Act for Public Authorities (May 2014) are just two such policies that should be featured heavily in the consideration of the application.
- 99% of all residents oppose the plans, the 1% consisting of the people in-situ in 31 Prince Road.
- As a licensed premise (selling alcohol) the Committee of Kenfig Hill Labour Club & Inst Ltd object to the housing of displaced people at the above address.
- A petition will be submitted against the application and the next course of action will be to take the petition to the wider community who have grave concerns as there are schools nearby, families and elderly and then to the local newspaper – the project does not fit at Prince Road.

#### Issues with the type of residents being housed

- It is understood that it is the intention of United Welsh to home up to four ex-offenders at this property. Although there is no mention of this in the supporting documentation with the planning application. There was also no pre-consultation undertaken with any neighbours on the matter in this small, normally quiet street.
- Proposed residents will pose a safety risk to existing vulnerable residents in the community.
- It is appreciated that these ex-offenders must be homed somewhere but with so many elderly people and young families living in Prince Road and the surrounding areas this is not the right location especially when you consider statistics on re-offending rates in both Wales/UK for ex-offenders. The nature of their offences are unlikely to be disclosed.
- United Welsh promote their 'Together' project but it is considered their actions will divide and alienate the local community and not bring it closer together.

#### Highway Safety

- Parking Issues – limited parking in area.
- Parking is already a problem in the area with some houses having double yellow lines to the fronts of their properties.
- Traffic is busy in the area with people parking on yellow lines and no traffic



wardens.

- Manoeuvring into and out of drives (opposite the application site) is difficult and dangerous.
- If the property was to be converted into 3 bedsits there would potentially be 3 more people (more including visitors) looking for car parking spaces that do not exist in the area.
- The application is hugely insensitive to the home owners of this very old established street of Kenfig Hill, with existing commercial and residential properties and most of the street only having legal parking on one side. It is very hard to park cars currently outside of owners homes without introducing a HMO to the street; most people have cars today or have a friend/relative with a car.
- For planning to even consider this change of use to the property is absurd on a parking issue alone; a duty of care issue to the residents.
- With the extra housing built in the area all passing Prince Road it is an accident waiting to happen with cars travelling at speed, haulage/manufacturing vehicles and supermarket delivery vans to name but a few all passing up and down what is possibly now the busiest street in Kenfig Hill. Putting a HMO in the street would add insult to the long suffering residents whom a lot are elderly.

#### No nearby police station to police the use

- There is no police station nearby so no rapid response if trouble starts.
- There is no local police station and the residents being housed over the past 11 years have already given us all the ammunition we need to object.

#### Loss of privacy

- Loss of privacy with windows overlooking neighbouring properties.
- There is no privacy in neighbouring gardens.

#### Devalued house prices and financial motives

- The value of properties have dropped by approximately £35,000 in the area.
- Houses have been devalued but Council Tax has only increased.
- If the applicants motive is financial then BCBC Planning need to be mindful that existing residents contribute to this through our Council Tax and Income Tax and perhaps should have some influence over how that money is spent.

- Construction disturbance

Vehicles delivering scaffolding and all the building materials will operate in the vicinity and cause issues/problems for existing residents.

## **COMMENTS ON REPRESENTATIONS RECEIVED**

The following observations are provided in response to the objections raised by the local residents (including the comments raised by the petition):-

### Insufficient advertisement of the application

According to Article 12 (5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the Local Planning Authority must publicise an application by giving requisite notice-

- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or
- (b) by serving notice on any adjoining owner or occupier.

Consultation letters were sent to neighbouring/adjoining properties and a site notice was erected within the vicinity of the application site. As such, the statutory obligation of the Local Planning Authority to undertake the relevant publicity of the application has been undertaken in compliance with Article 12 (5) of the Town and Country Planning(Development Management Procedure) (Wales) Order 2012 (as amended). Therefore the comments made in respect of sufficient consultation being undertaken will not be considered further.

#### Problems with existing facility

The applicants have highlighted the existing building is utilised for short term temporary accommodation for homeless families (C3 use). The issues raised with regard to the current use of the building are acknowledged although are not considered material or justified concerns to warrant the refusal of the current planning application to change the use of the building in the manner proposed.

#### Issues with the concentration of such Houses in Multiple Occupation (HMO) uses

It is acknowledged a significant concentration of HMO premises in one particular area (such as those found in the vicinity of universities as in Cardiff and Treforest for example) may result in an adverse impact on the community and the character of the locality, however, a small HMO proposal of the nature and scale proposed is unlikely to result in any significant or adverse impact on the levels of amenity currently enjoyed in this locality.

#### Adverse impact on local residents

It is fully acknowledged that a HMO use, particularly clusters of such uses in small geographical areas can potentially detract from the character of an area and actively contribute towards a number of perceived problems, as earlier highlighted by local residents. Nevertheless a proposal of the scale and nature proposed in this locality is unlikely to harmfully disrupt or adversely impact the levels of amenity currently enjoyed in the area to warrant the refusal of this planning application. Such a use is considered to be a form of residential use that is compatible with neighbouring residential properties.

#### Issues with the type of residents being housed

Whilst the comments relating to the property type and the type of residents being housed are acknowledged, they cannot be considered as a material planning consideration in the determination of this planning application because private housing for sale or rent is not the subject of control by the Local Planning Authority. In effect, the tenure of the service users is not a material planning consideration.

#### Highway Safety

The Council's Highway Engineer has carefully considered the proposal and has raised no objection against the planning application.

#### No nearby police station to police the use

The proximity of the application site to a police station has been acknowledged although this is not considered a justifiable reason to warrant the refusal of such a proposal.

#### Loss of privacy

The planning application involves no change to the general layout or physical make-up of the existing residential building and no changes would be undertaken to the position or size of the existing window openings within the building. As such, the proposal would not unduly alter or harmfully impact the existing levels of privacy currently enjoyed within the locality.

#### Devalued house prices and financial motives

Devaluation of property prices is not a material planning consideration. Comments raised

about the financial considerations of the proposal are noted but are not a material planning consideration that would justify the refusal of the planning application.

#### Construction disturbance

No external or significant internal works are detailed as part of the change of use proposal and therefore construction disturbance experienced as a result of the development should be minimal; such concerns are not a justified reason to warrant the refusal of the planning application.

#### **APPRAISAL**

The application is referred to the Development Control Committee to consider the objections raised by local residents.

The application seeks full planning permission for the change of use of the existing dwelling building to a house in multiple occupation (HMO - C4 use) to provide a three bed unit with communal/shared facilities such as a kitchen, dining room and bathroom and a communal lounge.

The main issues to consider in this application are the principle of the development, the impact on the character and appearance of the area, the impact on amenity including the impact on neighbouring residential properties and the highway safety implications of the development proposal.

The application site is located within the settlement boundary of Bridgend, as defined by Policy PLA1 of the Bridgend Local Development Plan (LDP) 2006-2021 and, as such, the conversion of this existing building into a house in multiple occupation is considered to accord with the criteria set out in Policy COM3 of the LDP and Planning Policy Wales (2016) which supports the use of suitable previously developed land for housing development as it can assist regeneration and at the same time relieve pressure for development on greenfield sites.

Furthermore, Strategic Policy SP1 seeks to encourage regeneration led development within the settlement hierarchy and it is considered that the proposed change of use of the existing building to another form of residential use in a predominantly residential locality is compatible with surrounding land uses and is acceptable. It is also considered that the proposed development is located within a sustainable location being located close to public transport links and local amenities.

In view of this, the proposed development is considered to accord with Strategic Policy SP1 and Policies PLA1 and COM3 of the Bridgend Local Development Plan (2006-2021) and can be supported in principle.

The application building is situated in relatively close proximity to the identified commercial centre of the village and whilst predominantly a residential locality the application site is situated in close proximity to a mixture of other uses and local amenities. Prince Road is primarily characterised by traditional terraced properties, semi-detached properties and bungalow style properties. It is considered that the conversion of an existing semi-detached property to a HMO (with no major external or internal works proposed as part of the scheme and the visual character of the property being retained) would provide a valuable and additional/alternative type of living accommodation to the locality whilst not harmfully or significantly eroding the character and appearance of the existing area as a whole.

The essential character of the area, given its near village centre location is not derived from single households, like a typical suburban, residential cul-de-sac development for

example and the introduction of a relatively small scale HMO of the nature proposed, which is effectively a residential use, would not adversely impact the amenities of the locality to warrant a recommendation to refuse the planning application in this regard. Furthermore, the proposal is for a small, single HMO which is residential in nature and as such would not result in an undue concentration of incompatible use in this location with there not being an abundance or excessive concentration of such uses in this area of Kenfig Hill. Therefore, it is considered that the proposed development respects the local character of the area and accords with the general requirements of Policy SP2 (2 & 5) of the Bridgend Local Development Plan 2006-2021.

As detailed, the development proposes no external changes to the facade of the building.

In terms of the level of amenity and standard of accommodation being created for future occupiers of the proposed HMO, each bedroom facility would have a satisfactory outlook with appropriate habitable room space and kitchen/bathroom facilities being proposed to support the use. The plot benefits from a small front garden and a larger enclosed rear garden that would provide a form of external amenity area and waste/recycling bin storage areas to potential future residents of the premise (in line with the requirements of paragraph 12.7.3 of Planning Policy Wales 2016 which highlights development proposals should provide adequate facilities and space for the collection, composting and recycling of waste materials). It is acknowledged that effective sound insulation is important between HMOs and adjoining properties although this matter is dealt with under Building Regulations.

In terms of the likely impact on the residential amenities of the neighbouring properties, with particular reference to the immediate residents of Prince Road and Pwllgyath Street that abuts the rear of the site, and noting the objections raised against the application, it is considered the proposed use would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in such a locality. It is considered the level of activity and other likely effects of the use would not significantly exceed what might be expected from occupation of the existing house by a large family. The objections raised make reference to current anti-social behaviour problems relating to the site and raise concern that this proposal will exacerbate the situation. Any such issues are matters for the police and the proposal, which is a residential use, is unlikely to result in such anti-social behaviour, as to warrant or justify the refusal of the planning application.

In addition, and as advised within the Welsh Government's Practice Guidance Note on Houses in Multiple Occupation (March 2017), anti-social behaviour is a broad term and responsibility for dealing with anti-social behaviour is shared between a number of agencies, particularly the Police, local authorities and social landlords. There are a raft of regulations and several pieces of legislation (The Anti-social Behaviour, Crime and Policing Act 2014, Part III Environmental Protection Act 1990, Noise Act 1996, Section 80ZA of the Environmental Protection Act 1990, Community Protection Notices and The Clean Neighbourhoods and Environment Act 2005 etc.) to deal with anti-social behaviour in relation to HMOs and these are dealt with separately from the planning system. It is up to the applicant (United Welsh Housing Association) to manage the property and its occupiers.

As detailed, the scheme does not include any changes to the facades or fenestration arrangements of the building. As such, the proposal raises no loss of privacy concerns.

Accordingly, it is considered that the proposed development is acceptable in terms of the likely impact on neighbouring amenity levels and therefore accords with Policy SP2 (12) of the LDP and the Council's Supplementary Planning Guidance SPG02: Householder

Development.

The site is currently accessed by foot from Prince Road and benefits from a rear garage that is accessed via a narrow access lane that abuts the rear garden area of the property. As mentioned above, the site is located within a highly sustainable location being close to a nearby bus stop and local amenities. The Council's Highway Engineer has considered the transportation implications of the proposal with it being noted the application seeks to change a residential dwelling into a house of multiple occupancy (HMO). The use of the existing 3 bedroom house would generate a parking requirement of 1 space per bedroom up to a maximum of 3 off-street parking spaces as detailed in the Council's adopted parking standards SPG17.

Currently the property has the benefit of 1 off-street parking space in the garage to the rear with the 2 remaining parking spaces being located on-street. Whilst this historic parking arrangement is accepted in the setting of a 3 bedroom single family home, the change of use to a HMO with the potential for three unrelated persons to reside together raises a concern with regards to parking. It is considered that a HMO at this location will require a greater number of parking spaces where kerbside parking is currently at a premium. Although the Council's currently adopted SPG17 parking standards does not provide a parking quantum calculation for HMO dwellings, the standards are clear in that where a development will have an impact on the local highway network the planning application should be considered on its own merits. In addition, it advises that an absence of parking provision for a particular land use does not mean that an increase in parking provision will be required.

As a result of the above, it is considered that there is some concern that the proposal as submitted would result in an increase in on-street parking in the locality. However, it is noted that the red line boundary for the development incorporates the rear garden and land next to the existing garage and as such this could be utilised as additional off-street parking, by way of a planning condition to address the concerns of the highway authority. It will therefore be requested, by means of a recommended condition, that a scheme for off-street parking provision (2 spaces in total) to the rear of the property be submitted and agreed by the Local Planning Authority.

Accordingly, and subject to the imposition of a relevant condition, it is considered that the proposed development accords with Strategic Policy SP3, Policy PLA11 and Policy SP2 (6) of the Bridgend Local Development Plan 2006-2021 and the Council's Supplementary Planning Guidance (SPG17) – Parking Standards.

## **CONCLUSION**

This application is recommended for approval because the development complies with Council policy and guidelines and would not adversely affect the character of the area, prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities, particularly with regard to the fear of anti-social behaviour or crime emanating from the occupiers of the HMO, as to warrant refusal on those grounds.

## **RECOMMENDATION**

(R02) That permission be GRANTED subject to the following condition:-

1. The development shall be carried out in accordance with the following approved plans and documents:

Existing and proposed floor plans, site plan and location plan – Drawing No. 17230-01- received 25 June 2018

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

2. No development shall commence until a scheme for the provision of 2 off street parking spaces for the residents has been submitted to and agreed in writing by the Local Planning Authority. The parking area shall be completed in permanent materials in accordance with the approved layout prior to the development being brought into beneficial use and shall be retained for parking purposes in perpetuity.

Reason: In the interests of highway and pedestrian safety.

**\* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

- a. This application is recommended for approval because the development complies with Council's policy and guidelines and does not adversely affect the character of the area, does not prejudice highway safety, privacy or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.
- b. The applicant is advised that the proposed development must comply with the necessary and relevant Building and Fire Safety Regulations.
- c. No surface water is allowed to discharge to the public highway.
- d. No surface water and or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**MARK SHEPHARD  
CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**  
None