

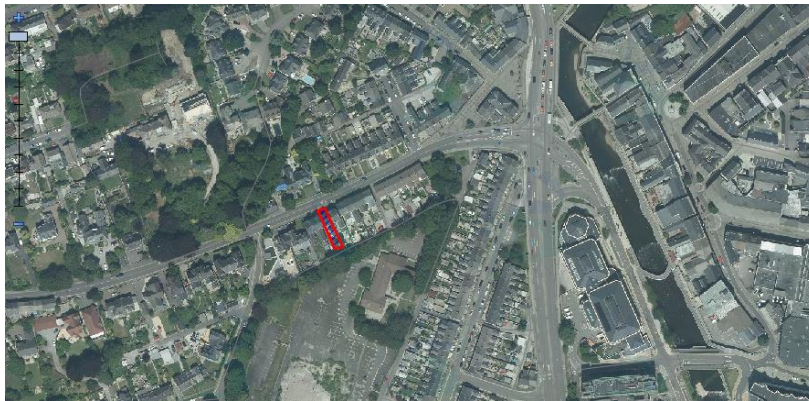
REFERENCE: P/23/227/FUL
APPLICANT: D2 Propco Ltd 8 Melyn Mair, Wentloog Avenue, Cardiff, CF3 2EX
LOCATION: 61 Park Street Bridgend CF31 4AX
PROPOSAL: Change of use from dwelling to House in Multiple Occupation (HMO) maximum 6 persons
RECEIVED: 3 April 2023

SITE AND CONTEXT

The application site relates to a three storey mid terrace property located at 61 Park street in Bridgend. The building is Victorian in style and is mainly constructed of stone, slate roofs and timber sliding sash windows, with stepped accesses to the front and rear of the building. The site has a pedestrian access of Park Street and vehicle parking via a lane to the rear. The majority of properties within this stretch of road have parking to the rear off this lane. The building is located within a predominantly residential area.

The proposal is located within the residential settlement boundary of Bridgend as defined by Policy PLA1 of the Bridgend Local Development Plan (2013). It is located just outside of Bridgend Town Centre. It is in a highly sustainable location and within easy walking distance of the main bus and train stations located within Bridgend town centre. Figure 1 below shows the application site.

Fig. 1: Aerial Plan showing location



DESCRIPTION OF DEVELOPMENT

The applicants, D2 Propco Ltd., are seeking planning permission for the change of use of the property from Class C3 (dwelling house) to Class C4 (House in Multiple Occupation) maximum 6 persons at 61 park Street. Figure 2 below shows a photo of the front elevation of the application site.

Fig. 2: Photo showing Front elevation of 61 Park Street



The proposal is to convert the 4-bed house into a 6 bed HMO. The conversion works are limited which consists of changing the ground floor living room located to the front into a bedroom and the sub-division of the first-floor bedroom into two bedrooms. The remainder of the house layout will stay the same which has two kitchen areas, a utility room a bathroom and a separate WC. These changes can be seen below in figures 3 and 4. No external alterations are proposed as part of the scheme.

Fig. 3: Existing floor plans

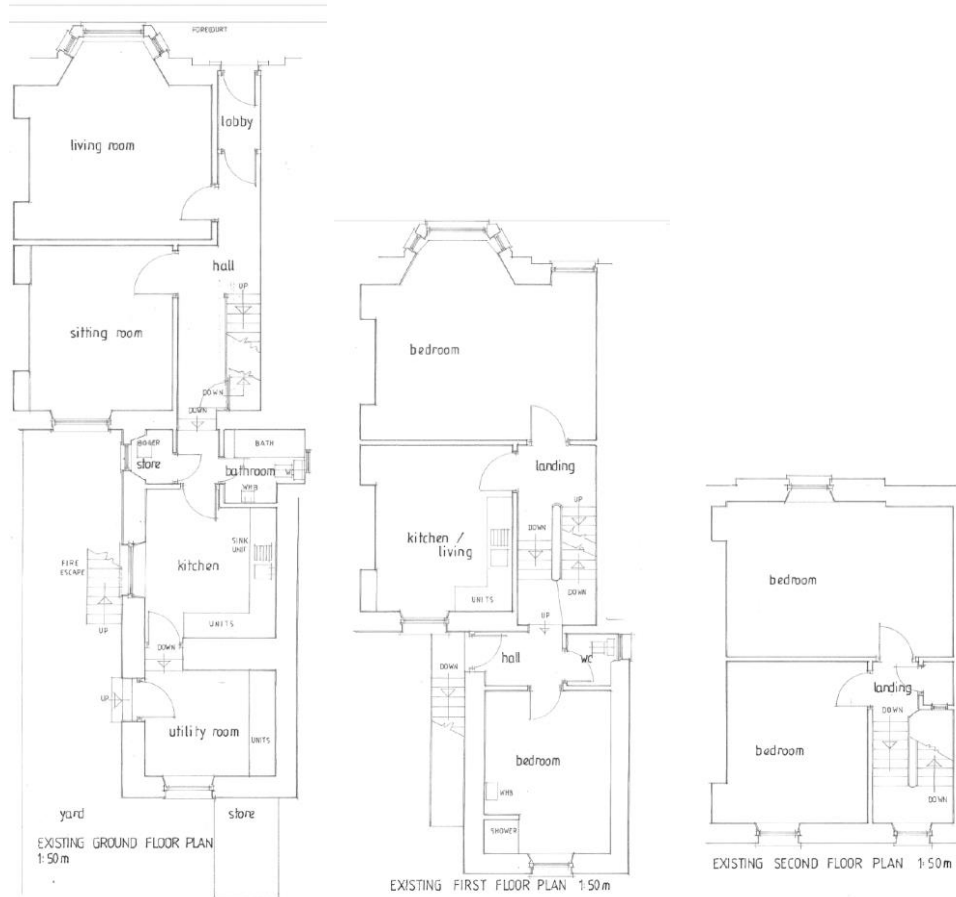


Fig. 4: Proposed floor plans

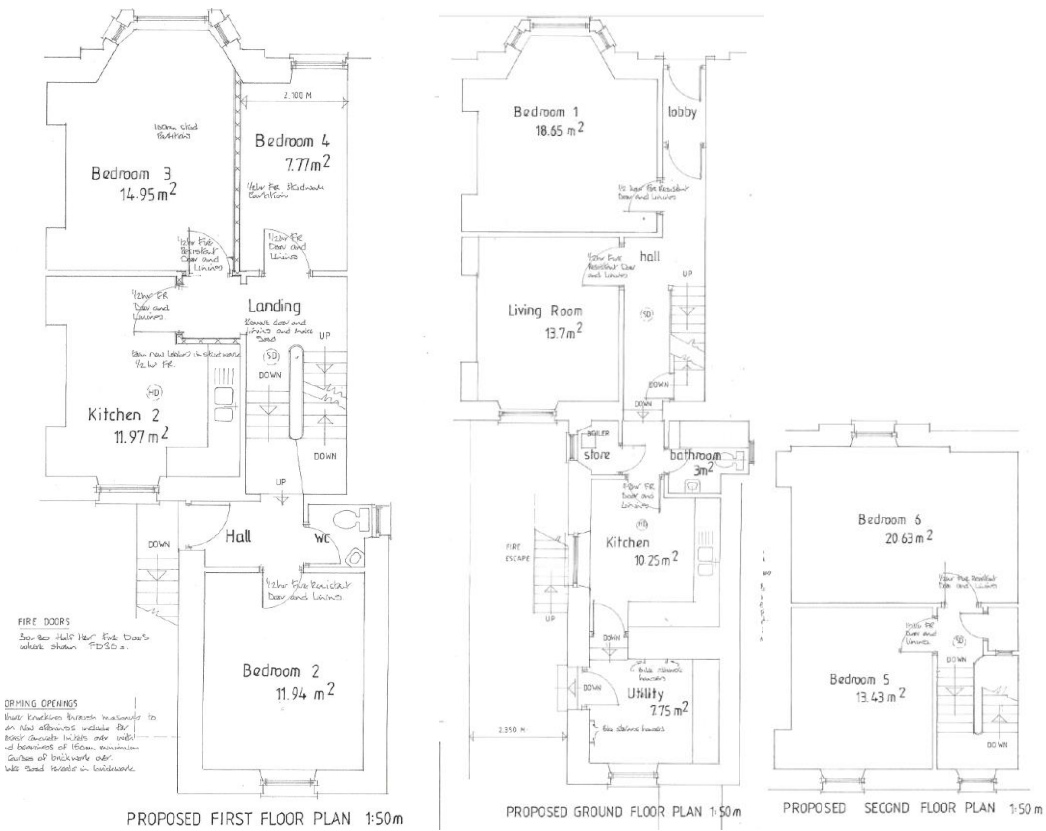
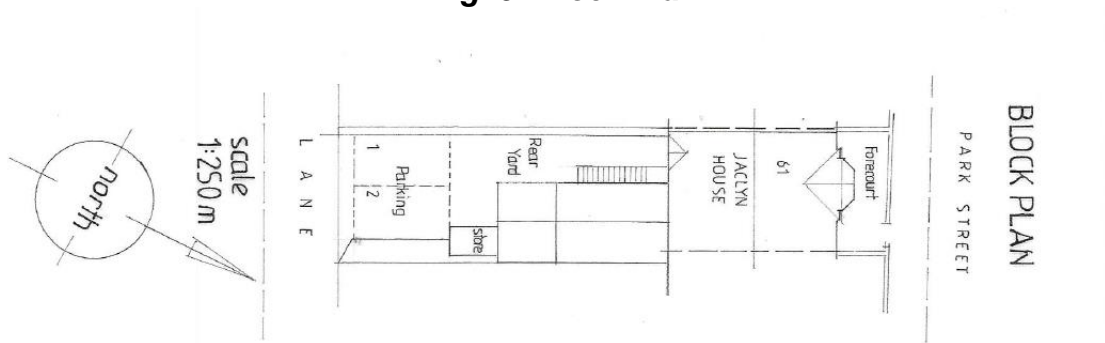


Figure 5 below illustrates that it is proposed to increase the on-site parking provision from one space to two parking spaces accessed via the rear lane. The remainder of the space to the rear will be utilised as a yard by future residents.

Fig. 5: Block Plan



PLANNING HISTORY

None

CONSULTATIONS

Bridgend Town Council: No Objection in principle. BTC have noted that there is no on Street Parking, and the planning application does not specify any parking requirements at all. BTC requests that BCBC revisit the application concerning parking.

Shared Regulatory Services: No comments were received.

Highways Officer: No objection

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 12 May 2023.

REPRESENTATIONS RECEIVED

7 letters of objection have been received from residents of Parkfield Road and Park Street, who have made the following observations:

Highway and pedestrian safety issues

- a) The plan identifies two parking spaces with proposal for 6 residents at the property. The rear of the property with the two spaces is accessed via Park Street Rear Lane which is a narrow, restricted lane with no parking facility or space in the lane to park either long time or short time and the front of the property is governed by double yellow lines parking restrictions.
- b) there is also no mention of parking provision for any residents who may require a disabled parking space - this is insufficient if the building is to offer an inclusive living environment for all.
- c) The Renting Homes (Wales) Act prohibits “unfair terms” from being added to an occupation contract by either Private or Social Landlords. Any occupation contract restricting vehicle ownership is an “unfair term” and would not be allowed under RH(W)A.
- d) The area can only cope with all these additional pressures with significant improvements to the infrastructure and junctions that serve the area.
- e) The area proposed is already highly populated and has an ongoing site being developed with 59 new houses and Wellness Village. 61 park street only has one existing entrances/exits with unique problems that will all suffer and struggle with further increased population and visitors.
- f) There is no evidence provided that the “nature of the residents” is non-car owners either at the point that they take occupation of the property or during their occupancy.
- g) I have serious concerns about the developer’s and contractor’s lorry type access to the rear of the property during its change in use in the use of Park Street Rear Lane which is used by local residents and neighbours on a daily basis notwithstanding parking restrictions as mentioned previous with double yellow lines at the front of the property.

Air Quality Issues

- a) The immediate area is already subject to the Air Quality Management Area (AQMA) on Park Street. There has been no material mitigation to the issue of pollution levels in this area and high pollution levels are known to cause serious health conditions and even death. Any increased traffic due to the number of residents will add to the current air quality issues on Park St.

Residential Amenity issues

- a) 63 park street is a private dwelling and is overlooked at the rear by 61 Park Street.

Other issues

- a) Police are frequently in the area and attending the existing HMO’s due to a rise in crime, drug use and anti social behaviour caused by persons living or frequenting the existing HMO’s in the street. Adding another HMO will add to this.
- b) The planning documents make no mention of the nature of the residents that will occupy 61 Park Street
- c) There was no consultation between the developer and 63 park street

- d) The area already has many existing or proposed well being and vulnerable people facilities including The Wallich on Park Street, the development proposed for Sunnyside House and the large Wellness Village which will back onto Park Street Rear Lane.
- e) The area is already oversubscribed with HMO's as there are already several HMO in the street, a mental health rehabilitation HMO and homeless shelters HMO.
- f) This is a conservation area and this type of development would devalue family houses within the area.
- g) How will BCBC police the number of people allowed will inspections be carried out?
- h) The developer states there are no trees on the site of 61 Park Street, in fact there are trees in the rear of the property area.
- i) The Halo Life Centre is growing in popularity, and the Linc Cymru Wellness Centre will see the convergence of three existing Doctor Surgeries into one destination, with 59 new houses to be completed under planning approval P/18/983/FUL.
- j) Positive planning only occurs where a detailed knowledge of how places 'work' is available and provides a valuable decision-making resource. Therefore, I request Bridgend County Borough Council (BCBC), and the Applicant) to engage with people in the local community to facilitate a collective, participatory process that focuses on achieving sustainable places. This requires an engagement that goes beyond the statutory minimum for consultation in planning legislation and per the involvement, the principles set out in the Well-being of Future Generations Act.

COMMENTS ON REPRESENTATIONS RECEIVED

Highway and pedestrian safety issues

- a) The property is currently a 4-bed house with 1 parking space, the proposed HMO will increase the parking provision by 1. Most of the properties on this stretch of park street have parking off this lane currently. It is considered that the 1 extra space being provided would not substantially increase vehicle movements along the lane.
- b) The 5% requirement of accessible (disabled) parking as detailed in SPG17 relates to destination sites such as supermarkets, public car parks etc. That requirement is not relevant to private residential homes, and it would be for the resident requiring any disability adaptations or permissions to park on the highway due to a disability to contact the highway authority to arrange.
- c) This is not a planning or Highway Authority matter and we do not set the terms of any rented homes.
- d) The existing 4 bedroomed residential dwelling could accommodate a large family comprising 3 adult children all of driving age who own a car. Therefore, it is considered that the change to a HMO for 6 people will generate a similar level of traffic using the local highway network if indeed all residents of the HMO owned a car which is highly unlikely. As a result, any increase in traffic would not be material and it is considered this proposal would not add additional pressures to the highway network above and beyond what is considered background fluctuations in traffic in a town centre location.
- e) As detailed previously the proposal is considered to generate similar if not lower levels of traffic than what a large family could generate using the property as a family home.
- f) It is widely reported on other developments in Bridgend by responsible social landlords (RSLs) such as Valleys to Coast, that car ownership for social housing is considerably lower. Furthermore, car ownership is extremely low for residents living in houses in multiple occupation. Further evidence is also provided in the census.
- g) The internal alterations to the property are very minor and as such do not warrant a construction traffic management plan (CTMP) as a planning condition.

Air Quality Issues

- a) In terms of the Air Quality management area, it is considered that a House of Multiple occupation for 6 residents would not generate traffic over and above what a typical 4 bed residential property would generate. Furthermore, this application is in a very sustainable location in close proximity to Bridgend town centre where there are abundant facilities and a bus and rail service. As such future residents would be within easy walking distance to all these facilities and would not need to rely on car travel.

Residential Amenity issues

- a) The proposal involves no external alterations as such the relationship between windows and habitable rooms would not change. As such the proposal would not have any unacceptable issues relating to overlooking over and above what already exists.

Other issues

- a) Issues in respect of anti-social behaviour are ultimately matters for the police and the proposal, which is a residential use, is unlikely to result in such serious levels of anti-social behaviour as to warrant or justify the refusal of the planning application. There is no compelling evidence to suggest that a small HMO use of the scale being considered would result in increased levels of crime or fear of crime within the locality of the application site. The causes of anti-social behaviour and criminal activity are recognised to be diverse and cannot be attributed to any housing type alone, and it is considered an appropriately managed, small scale HMO use, for a maximum of six people, would not cause such anti-social behaviour or perception of anti-social behaviour to recommend refusal of the planning application in this case.
- b) The future occupant of a proposal is not a material planning consideration.
- c) The fact that there has been no consultation between the applicant and the neighbours prior to the submission of an application is not a material planning consideration, This application has been advertised in accordance with the Town and Country Planning Development Management Procedure Order 2012 (as amended) and the general public have had the ability to view plans and make comments on the scheme.
- d) The proposal is in close proximity to a town centre and, as such, it would be expected that the area would be well served by a number of facilities. Having such facilities is not considered to be detrimental to the area, nevertheless each application is determined on its own individual merits.
- e) Each application is determined on its own individual merits and assessed against national and Local planning policy. There is no evidence to suggest the area is oversubscribed with HMOs.
- f) The proposal is outside of the conservation area, However, the application does not propose to make any external alterations and would not impact upon the adjacent conservation area. In terms of devaluing a home this is not a material planning consideration.
- g) Carrying out inspections is not a planning matter and would be undertaken by other sections of BCBC. In terms of numbers, a condition would be imposed to ensure the maximum number of people staying at the property would be 6.
- h) This applicant has not indicated that they propose to fell any trees, furthermore there are no protected trees on the site as such planning permission would not be required to fell any trees. As such this is not relevant and an error on the form.
- i) This is not a material planning consideration, this would be a matter for the Local Health Board, however this is a small scale development and unlikely to have any unacceptable impacts

- j) The applicant has submitted a valid planning application. It is a statutory requirement of BCBC to determine the application that has been submitted having regard to national guidance (in the form of the National Planning Policy Framework) and the local planning policies set out within the Local Development Plan. Furthermore, the application has been advertised in accordance with the Town and Country Planning Development Management Procedure Order 2012 and the general public have had the ability to view plans and make comments on the scheme, which have been considered as part of the application process.

PLANNING POLICIES

National Planning Policy:

Planning Policy Wales (Edition 11) was revised and restructured in February 2021 to coincide with publication of, and take into account the policies, themes and approaches set out in, **Future Wales - the National Plan 2040** and to deliver the vision for Wales that is set out therein.

Future Wales now forms part of the Development Plan for all parts of Wales, comprising a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. All Development Management decisions, strategic and local development plans, planning appeals and all other work directed by the development plan need to accord with Future Wales.

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015.

PPW11 takes the seven *Well-being Goals* and the five *Ways of Working* as overarching themes and embodies a placemaking approach throughout, with the aim of delivering *Active and Social Places*, *Productive and Enterprising Places* and *Distinctive and Natural Places*. It also identifies the planning system as one of the main tools to create sustainable places, and that placemaking principles are a tool to achieving this through both plan making and the decision making process.

PPW is supported by a series of more detailed Technical Advice Notes (TANs), of which the following are of relevance: -

Technical Advice Notes, the Welsh Government has provided additional guidance in the form of Technical Advice Notes.

- Technical Advice Note (TAN) 12 Design

The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven sustainable development (or wellbeing) goals/objectives. This report has been prepared in consideration of the Council's duty and the "sustainable development principle" as set out in the 2015 Act. In reaching the recommendation set out below, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

The Socio Economic Duty (under Part 1, Section 1 of the Equality Act 2010), which came in to force on 31 March, 2021, has the overall aim of delivering better outcomes for

those who experience socio-economic disadvantage and, whilst this is not a strategic decision, the duty has been considered in the assessment of this application.

Other Relevant Policies and Guidance

Houses in Multiple Occupation – Practice Guidance: March 2017 (Welsh Government)

Local Policies

The Development Plan for the area comprises the Bridgend Local Development Plan 2006-2021, and within which the following policies are of relevance:

Strategic Policies

- **Policy SP1:** Regeneration Led Development
- **Policy SP2:** Design and Sustainable Place Making
- **Policy SP3:** Strategic Transport Planning Principles
- **Policy SP4:** Conservation and Enhancement of the Natural Environment
- **Policy SP12:** Housing

Topic based policies

- **Policy PLA1:** Settlement Boundary and Urban Management
- **Policy PLA11:** Parking Standards
- **Policy ENV6:** Nature conservation
- **Policy ENV7:** Natural resource Protection and Public Health
- **Policy COM3:** Residential re use of a building or Land

Supplementary Planning Guidance

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance the following are of relevance

- SPG02 – Householder Development
- SPG17 – Parking Standards
- SPG19 – Biodiversity and Development

APPRAISAL

This application is to be determined at planning committee as there have been 7 letters of objection which have contained numerous concerns over the change of use of this dwelling.

Issues

Having regard to the above, the main issues to consider in this application relate to the principle of development, together with the impact on the visual amenity of the area, the amenities of neighbouring residents, biodiversity and highway safety.

Principle of Development

The site is located within the main settlement of Bridgend within an established, residential area on the edge of the town centre as defined by **Policy PLA1** Settlement Hierarchy and Urban Management of the Bridgend Local Development Plan (LDP) adopted in 2013. Policy PLA1 states that development in the County Borough will be permitted where it provides the maximum benefits to regeneration at a scale that reflects the role and function of the settlement.

Policy COM3 Residential Re-use of a Building or Land states that residential

developments within settlement boundaries defined in Policy PLA1 on windfall and small sites for the conversion of existing buildings or the re-use of vacant or under-utilised land will be permitted where no other policy protects the building or land for an existing or alternative use. The proposed site would classify as a small site under Policy COM3 which makes an important contribution to the overall housing supply and introduces an important element of choice and flexibility into the housing market. Policy COM3 of the LDP and Planning Policy Wales (2021) effectively 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.

Policy SP1 Regeneration-Led Development, states *“that development will be permitted where it provides the maximum benefits to regeneration at a scale that reflects the role and function of settlements as set out in the settlement hierarchy”*. It is considered that the change of use of the building to another form of residential use in a predominantly residential locality is compatible with surrounding land uses and is acceptable, providing a valuable alternative type of living accommodation to the locality. The 6 bed HMO use is not considered an overly intensive or incompatible use within its setting and it is also considered that the application site is located within a very sustainable location, being located close to public transport, pedestrian and cycle links and Bridgend Town centre.

Policy SP2 Design and Sustainable Place Making of the LDP states that all development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.

On balance, it is considered that, in principle, the development is considered to accord with Strategic Policy SP1 and Policies PLA1 and COM3 of the Bridgend Local Development Plan (2013) and subject to satisfying the requirements of Policy SP2, the proposed development is acceptable in land use planning terms and accords with the Bridgend Local Development Plan (2013).

Impact on Visual Amenity and Character

Strategic Policy SP2 *Design and Sustainable Place Making* seeks to conserve and enhance the built environment states *“All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment.”*

Local Planning Authorities should ensure that the proposed developments should not have an unacceptable impact upon the character and amenity of an area. In this case the proposal does not incorporate any external alterations. As such it is considered the change of use would have no unacceptable impacts upon the character of the building or the surrounding area over and above what already exists.

Accordingly, the proposed development is considered acceptable and accords with Policy SP2 of the Bridgend Talbot Local Development Plan (2013)

Residential Amenity

Policy SP2 of the LDP criterion (12) states *“that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected; which have been addressed as follows:*

Overbearing and overshadowing impact

The proposal involves no external alterations. As such there are considered to be no issues in terms of overlooking and overbearing over and above what already exists on site.

Overlooking/loss of privacy

In terms of overlooking and loss of privacy, the proposal involves no external alterations as such the relationship between windows and habitable rooms would not change. As such the proposal would not have any unacceptable issues relating to overlooking over and above what already exists.

Noise

Policy SP2 Criterion (8) also states "Development should Avoid or minimise noise, air, soil and water pollution".

In terms of the likely impacts on neighbouring residential amenity it is considered that the proposed use of the premises as a small HMO would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in such a locality. It is also considered that the level of activity and other likely effects of the use would not significantly exceed what was previously experienced when the building was used as a dwelling.

Any issues relating to noise from future residents of the property would be a matter for SRS public protection to investigate under their noise nuisance legislation.

Amenity of future occupiers

In terms of the level of amenity and standard of accommodation being created for occupiers of the HMO, each bedroom facility would have a satisfactory outlook with appropriate habitable room space and kitchen/bathroom facilities being proposed to support the use.

With regard to outdoor amenity space, the proposed layout provides an outdoor space to the rear that future occupiers could use. This space is also well overlooked providing a safe environment for occupiers which will benefit their health and wellbeing.

Bin storage and cycle storage

No details of Bin storage areas or cycle storage for residents have been provided however a condition can be imposed to ensure suitable bin/recycling storage area is provided and also provide details of the cycle storage.

On balance it is considered that the proposed change of use is acceptable and will not have any significant adverse impacts on existing neighbouring properties or amenities. As such there are no justifiable grounds to refuse planning permission on residential amenity grounds, having particular regard to the fact that if any such issues arise in the future, these can be addressed by the Environmental Health Section under their statutory nuisance powers. The development, therefore accords with Policy SP2 and ENV7 of the Bridgend Local development Plan (2013)

Highway Safety

Policy SP2 states All development should have good walking, cycling, public transport and road connections within and outside the site to ensure efficient access. Policy PL11 further states all development will be required to provide appropriate levels of parking. This should be in accordance with the adopted parking standards.

The application site is in a very sustainable location close to the town centre where there an abundance of facilities and the main train and bus station for Bridgend. The property currently has 1 off street parking space at the rear. This is where most of the houses within this stretch of road have off street parking. The main road (Park Street) has traffic orders preventing parking. This can be seen in figure 6 below.

Fig. 6: Photograph showing traffic orders on road



The Highway Officer has assessed the proposal and it is noted that the site is currently used as a private 4 bedroomed dwelling and the change of use to a house in multiple occupation is considered acceptable at this location in highway traffic generation terms. The parking provision at the property will increase by one, to two off-street parking spaces to the rear of the site, which is considered adequate to support the development.

The site is located very close to the town centre, train station and bus station and as such the requirement for off-street parking would be reduced. Furthermore, it is understood that levels of car ownership are generally lower for residents of House in Multiple occupation and therefore two spaces is acceptable. A condition can be imposed to ensure the parking is increased prior to the first beneficial use of the property as a HMO and retained as such thereafter.

In order to further improve the sustainability credentials of the site, the Highways Officer has requested a scheme for an external cycle stand to encourage shorter journeys by bicycle. This can be imposed via a suitably worded condition. As such the highways officer has no objection to the proposal subject to the above condition

On balance it is considered that the change of use would not have any unacceptable impact upon highway and pedestrian safety. Therefore, the proposed development is considered to accord with Policy SP2 and PLA1 of the Bridgend Local Development Plan (2013)

Biodiversity

In assessing a planning application, the Local Planning 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, under the Environment (Wales) Act 2016.

Planning Policy Wales 11 (PPW11) states in Section 6.4.4: *“It is important that biodiversity and resilience considerations are taken into account at an early stage in both development plan preparation and when proposing or considering development proposals.”* it further goes on to state that *“All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider economic and social needs of business and local communities. Where adverse effects on the environment cannot be avoided or mitigated, it will be necessary to refuse planning permission.”*

Technical Advice Note 5: Nature Conservation and Planning states that: *“Biodiversity, conservation and enhancement is an integral part of planning for sustainable development. The planning system has an important part to play in nature conservation. The use and development of land can pose threats to the conservation of natural features and wildlife.”*

Whilst acknowledging this is a small scale, change of use application, to fully ensure the development meets the requirements of local and national planning policy that *states all development should maintain and enhance biodiversity*, a condition is recommended to ensure an appropriate bird box is introduced at the site. As such the proposal is acceptable in terms of Biodiversity.

CONCLUSION

The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2013)

On balance, and having due regard to the objections and concerns raised, the proposed development, subject to the imposition of conditions, complies with Council policy and guidelines and does 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. The scheme also raises no adverse biodiversity concerns. Any issues relating to the poor management of HMOs are resolved through the separate licensing regime and legislation and not through the planning system.

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

RECOMMENDATION

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

1. The development shall be carried out in accordance with the following approved plans:
 - Drawing 2931C Change of use from dwelling to C4 maximum 6 persons

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

2. The premises shall be used for a house in multiple occupation (Class C4 of the Town and Country Planning (Use Classes Order) (As Amended)) accommodating a

maximum of six persons and for no other use.

Reason: For the avoidance of doubt as to the extent of the permission granted and to enable the Local Planning Authority to retain effective control over the intensity of the residential use.

3. Notwithstanding the submitted plans, no development shall commence until a scheme for the provision of two cycle parking stands has been submitted to and approved in writing by the Local Planning Authority. The stands shall be installed before the development is brought into beneficial use and retained as such thereafter in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site and to accord with policies SP2 and SP3 of the Bridgend Local Development Plan (2013), and advice contained within Supplementary Planning Guidance SPG17: Parking Standards.

4. Prior to the first beneficial use of the development, the 2 parking spaces as shown on drawing number 2931C shall be constructed in permanent materials. The two parking spaces shall be retained for the purposes of parking in perpetuity and shall be maintained.

Reason: To ensure that adequate parking is retained within the curtilage of the site in accordance with policies SP2 and SP3 of the Bridgend Local Development Plan (2013), and advice contained within Supplementary Planning Guidance SPG17: Parking Standards.

5. Notwithstanding the submitted plans, prior to the commencement of development, a scheme showing the location and design of a waste and recyclables storage enclosure(s) at the site shall be submitted in writing for the agreement of the Local Planning Authority. The approved scheme shall be provided prior to the first beneficial use of the development and retained as such thereafter for the purposes of waste and recyclables storage and management.

Reason: In the interests of safeguarding general amenities and to ensure the sustainability principles are adopted and ensure compliance with Policy ENV15 of the Bridgend Local Development Plan, 2013.

6. Notwithstanding the submitted plans and prior to the first beneficial use of the development, an artificial nesting site for birds shall be erected at the site to one of the following specifications and retained as such thereafter;

Nest Box Specifications for House Sparrow Terrace:

- Wooden (or woodcrete) nest box with 3 sub-divisions to support 3 nesting pairs to be placed under the eaves of buildings.
- Entrance holes: 32mm diameter
- Dimensions: H310 x W370 x D185mm

or

Swift Nest Box Specification:

- Wide box with small slit shaped entrance hole placed under or close to roofs.
- Dimensions: H150 x W340 x D150mm

Reason: In the interests of biodiversity and to provide a net benefit to biodiversity in accordance with Policy 9 of Future Wales, Planning Policy Wales (Edition 11, February 2021) and Policies SP4 and ENV6 of the Bridgend Local Development Plan 2013.

7. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a. The decision to recommend planning permission has been taken in accordance with Section 38 of The Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Future Wales - the National Plan 2040 and the Bridgend Local Development Plan (2013)

On balance and having regard to the objections and concerns raised the proposed development, The development, subject to the imposition of conditions, complies with Council policy and guidelines and does 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. The scheme also raises no adverse biodiversity concerns.

It is further considered that the decision complies with Future Wales - the National Plan 2040, and the Council's well-being objectives and the sustainable development principle in accordance with the requirements of the Well-being of Future Generations (Wales) Act 2015.

b. HMO's are subject to additional requirements concerning fire safety. The information can be found in the following guide
<https://www.cieh.org/media/1244/guidance-on-fire-safety-provisions-for-certain-types-of-existing-housing.pdf>

Furthermore, Automatic Fire Detection (AFD) - HMO's must be provided with suitable AFD system. The system must be designed, installed and maintained in accordance with BS 5839: Part 6.

c. The applicant is advised that the development must comply with the necessary and relevant Building and Fire Safety Regulations. The applicant is also advised that in addition to Planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to the development.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None