

**REFERENCE:** P/24/286/FUL

**APPLICANT:** D2 Propco Limited Millgrove House, Parc Ty Glas, Llanishen, Cardiff, CF14 5DU

**LOCATION:** 30 St Marie Street Bridgend CF31 3EE

**PROPOSAL:** Change of use of dwelling house to House in Multiple Occupation (HMO) Use Class C4 (maximum 4 persons)

**RECEIVED:** 15 May 2024

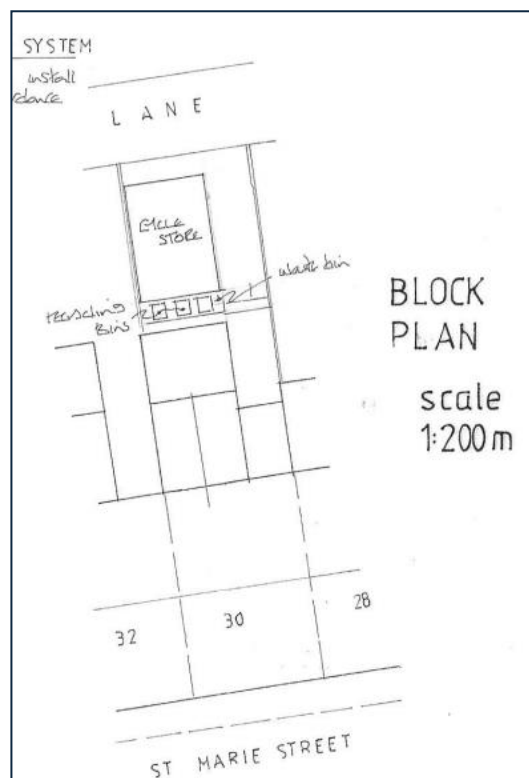
### DESCRIPTION OF DEVELOPMENT

The Applicant, D2 Propco Limited is seeking planning permission for the change of use of this three-bedroom property from Class C3 (Dwellinghouse) to Class C4 (House in Multiple Occupation), as a four-bedroom unit with communal shared facilities at 30 St Marie Street, Bridgend.

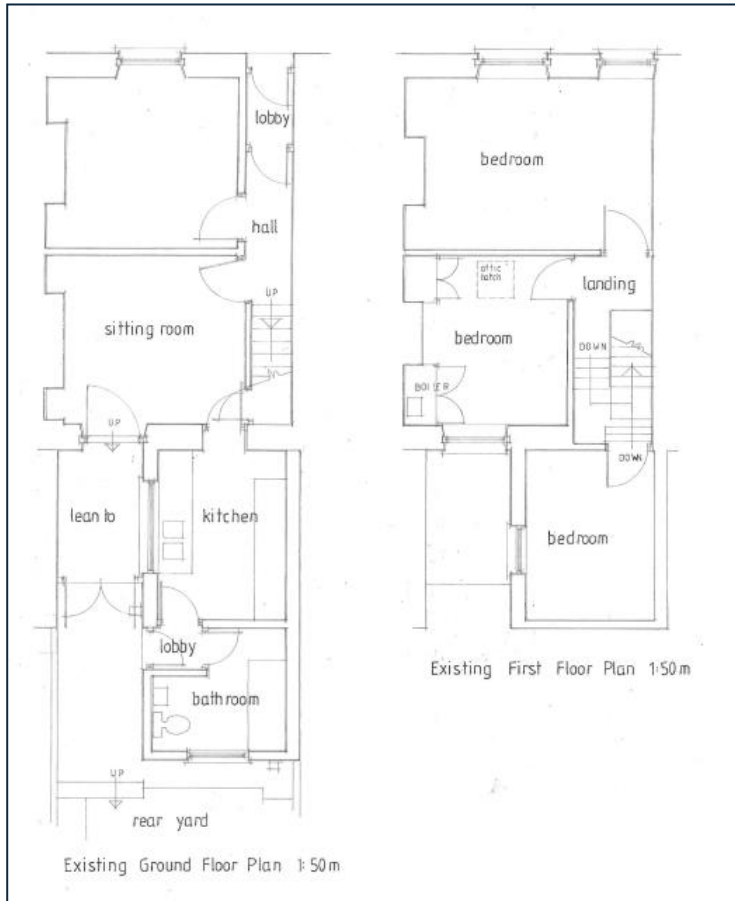
In general terms, Class C4 covers shared houses or flats occupied by between three and six unrelated individuals who share basic amenities (Houses in Multiple Occupation: Practice Guidance, March 2017).

The submitted plans show that the existing building will be altered internally to accommodate the change of use. The three upstairs bedrooms will be retained unaltered. One of the reception rooms at the front of the property will be converted into a fourth bedroom. A shared kitchen, lounge/diner and communal bathroom at ground level will serve the occupants of the property.

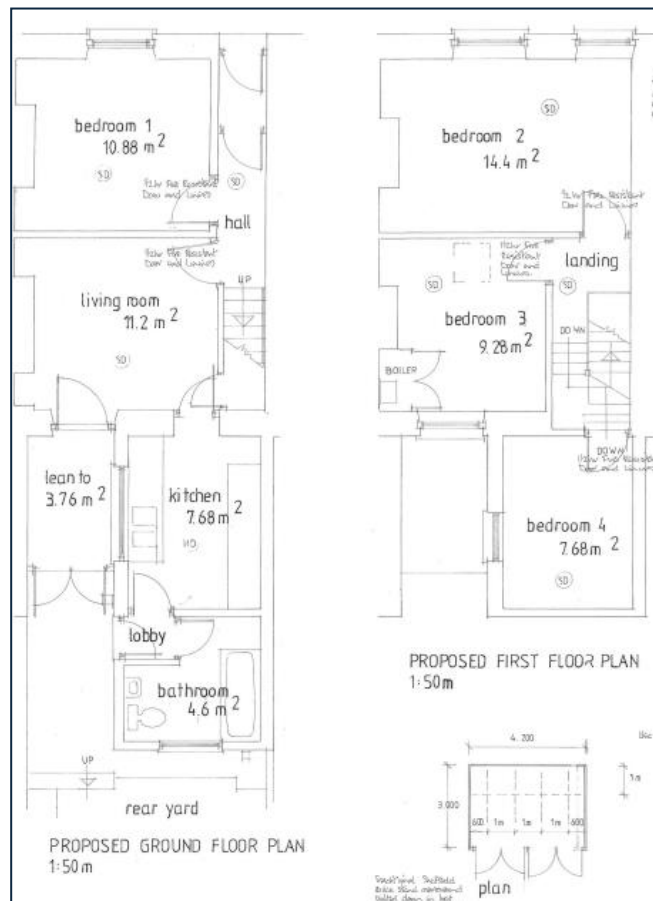
The existing amenity space at the rear of the property will be used for waste and recycling storage along with a new cycle store. Two bat boxes will be installed along with one bird box on the rear elevation of the property.



**Figure 1 - Proposed Block Plan**



**Figure 2 - Existing Floor Plan**



**Figure 3 – Proposed Floor Plan**

## SITE AND LOCALITY

The Application site comprises a traditional two-storey mid terrace property located at 30 St Marie Street in Bridgend.



**Figure 3 – Location Plan**



**Figure 4 – Aerial Plan**

The terrace property extends to the public footway on St Marie Street and has rear access via a pedestrian lane which serves other properties on the north side of the street.

It should be noted that the pedestrian lane located to the side of the adjoining end of terrace property (No. 32 St Marie Street) provides access to the Oldcastle Primary School. The school has its principal access from South Street.

The building is located within an area of residential use approximately 350m from the Bridgend Town Centre. The street is characterised by traditional terrace housing at its eastern end. The western end contains mainly semi-detached properties with front facing gardens and on-site parking.



**Figure 5– Photos of front elevation of property  
Photo (taken 13/06/2024) looking along St Marie Street.  
contractors were removing chimneys**

## **PLANNING HISTORY**

No history found.

## **CONSULTATIONS**

**Bridgend Town Council:** Objected to the development for the following reasons:

- Over intensification of HMOs in the area
- Traffic and parking concerns for residents
- Safety of children attending local school, due to increased traffic volume
- An HMO in this area, will remove another home suitable for a family close to a school

**Shared Regulatory Services:** Comments received on fire safety.

**Highways Officer:** No objection.

**Waste and Recycling:** No comments received

## **PUBLICITY**

Neighbours have been notified of the receipt of the Application. The period allowed for response to consultations/publicity expired on 21 June 2024.

## REPRESENTATIONS RECEIVED

**Cllr F. Bletsoe:** Raises the following concerns and has requested speaking rights:

- The small size of rooms within the building may not meet the minimum HMO standard
- Loss of a family dwelling and impact on school roll
- Anti-social behaviour as seen in Park Street
- Over-intensification of HMOs in the area including two on Ewenny Road
- Application should be considered by the Development Control Committee

**Cllr I. Williams:** Raises the following concerns and has requested speaking rights:

- The proposal does not meet the criteria of Policy COM7 of the LDP for the following reasons:
  1. St Marie Street contains traditional family accommodation
  2. Impacts of noise, parking and refuse
  3. Proximity to school entrance
  4. Scale and intensity of use inappropriate in this area
  5. No car parking provided, and the use would exacerbate the existing congested street parking situation
  6. Additional waste would be generated from the use which would be stored on the narrow footway causing inconvenience to users

**Ann Lloyd (Town Councillor and local resident):** Raises the following concerns and requests that Councillor Williams speak to the Committee on behalf of the residents:

- Proximity to school entrance
- Additional pressure on parking
- Unacceptable change to the family character of the street
- Proposal does not meet the criteria of Policy COM7 of the LDP

**Six letters of objection** were received from occupiers of properties in St Marie Street. In addition to the concerns raised above, the following issues were raised:

- Fire safety and access issues from the rear of the property
- Litter
- Questions the need for any additional HMOs in this area
- Precedent if the Application is approved

## COMMENTS ON REPRESENTATIONS RECEIVED

### Highway and pedestrian safety issues

- The property is currently a vacant three-bedroom dwelling house with no on-site parking.
- Given the narrow width of the carriageway of St Marie Street, there are parking restrictions in place in front of the property.
- Highways concerns will be considered in the Analysis section of this report below.

### Other issues

- The Replacement Bridgend Local Development Plan does not contain any minimum standards for bedroom size for new HMOs. The proposed HMO includes single bedrooms of 10.8m<sup>2</sup>, 14.4m<sup>2</sup>, 9.28m<sup>2</sup> and 7.68m<sup>2</sup>. which are considered to be appropriate for the accommodation provided.
- There is no evidence to suggest that the primary school access would be adversely impacted by the proposed change of use from a dwelling house to an HMO. Despite a possible change in household composition, the presence of 4 unrelated persons sharing a property would have effects little different to a family with two

teenage children.

- 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 this 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 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 that an appropriately managed, small scale HMO use, for a maximum of four people, would not cause such anti-social behaviour or perception of anti-social behaviour to recommend refusal of the Application in this case.
- 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 with no others identified within a 50-metre radius of the Application property. The properties referred to on Ewenny Road are more than 50m from the Application site.
- Recycling and waste disposal and collection will remain as for a residential dwellinghouse. Tenants of the property will share kitchen facilities and waste/recycling removal will be a communal activity which relies on the service provided by the Council. The property would be issued with the same waste collection bags and containers as other residential properties.
- Any residual litter resulting from waste collection would be a matter for the occupants of the HMO to address.
- HMOs are subject to additional requirements concerning fire safety. Furthermore, HMO's must be provided with a suitable Automatic Fire Detection (AFD) system, designed, installed and maintained in accordance with BS 5839: Part 6.

## **PLANNING POLICY**

### **National Planning Policy and Guidance**

National planning guidance in the form of Future Wales – the National Plan 2040 (February 2021) and Planning Policy Wales (Edition 12, February 2024) (PPW) are of relevance to the determination of this Application.

Paragraph 1.30 of PPW confirms that... *‘Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications.’*

*“All development decisions...should seek to contribute towards the making of sustainable places and improved well-being.” (Paragraph 2.2 of PPW refers) Para 2.3 states “The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.”*

At Para 2.7, it states *“Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.”*

PPW states at paragraphs 2.22 and 2.23 that the Planning system should *“ensure that a post-Covid world has people’s well-being at its heart and that Planners play a pivotal role...in shaping our society for the future, prioritising placemaking, decarbonisation and well-being.”*

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 5 – Nature Conservation and Planning (2009).**
- **Technical Advice Note 12 - Design (2016)**
- **Technical Advice Note 18 – Transport (2007).**

### **The Well-being of Future Generations (Wales) Act 2015**

The Well-being 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 comprising 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.

**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 2018-2033, and within which the following policies are of relevance:

#### *Strategic Policies*

- **Policy SP3:** Good Design and Sustainable Placemaking
- **Policy SP5:** Sustainable Transport and Accessibility
- **Policy SP6:** Sustainable Housing Strategy
- **Policy SP17:** Conservation and Enhancement of the Natural Environment
- **Policy SP18:** Conservation of the Historic Environment

#### *Topic based policies.*

- **Policy SF1:** Settlement Hierarchy and Urban Management
- **Policy PLA11:** Parking Standards
- **Policy COM6:** Residential Density
- **Policy COM7:** Houses in Multiple Occupation
- **Policy DNP6:** Biodiversity, Ecological Networks, Habitats and Species
- **Policy DNP9:** Natural Resource Protection and Public Health

## 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 referred to the Development Control Committee to consider the concerns raised by Local Ward Members, Bridgend Town Council and neighbouring occupiers. Additionally, two Local Ward Members have formally requested that the matter be considered before the Committee.

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 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 SF1 Settlement Hierarchy and Urban Management** of the Bridgend Local Development Plan (LDP) adopted in 2024. Policy SF1 states that development will be permitted within the settlement boundaries at a scale that reflects the role and function of the settlement.

**Policy SP6 Sustainable Housing Strategy** notes that the LDP makes provision for 8,628 homes to promote the creation and enhancement of sustainable communities and meet the housing requirement of 7,575 homes for the Plan period, of which, 1,711 of these homes will be affordable. Development will be distributed in accordance with Strategic Policy SP1, based on the Sustainable Housing Strategy that will amongst other outcomes – ‘*Support windfall residential development at appropriate sites within the settlement, focussing on the re-use of previously developed land*’. This Strategic Policy recognises the benefits of new residential development, including the reconfiguration of existing buildings and the re-use of vacant or under-utilised land.

The proposed site would classify as an appropriate site under Policy SP6 which makes a contribution to the overall housing supply and introduces an important element of choice and flexibility into the housing market. Policy SP6 of the LDP and PPW 12 effectively supports the use of suitable sites for housing development as it can assist regeneration and at the same time relieve pressure for development on greenfield sites.

**Policy COM6 Residential Density** states that development must seek to create mixed, socially inclusive, sustainable communities by providing a range of house types and sizes to meet the needs of residents at an efficient and appropriate density. The policy notes that new housing developments must make the most efficient use of land in accordance with sustainable, placemaking principles and that good design must be utilised to maximise the density of development without compromising the quality of the living conditions provided, whilst making adequate provision for privacy and space around dwellings.

The proposed HMO would provide a centrally located and sustainable house type located close to the Bridgend town centre. It would utilise the existing two-storey building and provide good sized bedrooms and communal living spaces for up to four occupants. All habitable rooms would benefit from natural light, ventilation, and a means of outlook onto St Marie Street or the rear facing yard. For these reasons, the proposed HMO is



considered to meet Policy COM6 of the LDP.

The key policy relevant to this Application is **Policy COM7 Houses in Multiple Occupation** where it notes: '*Proposals to convert an existing building into a House in Multiple Occupation (HMO), bedsits or other forms of shared housing will only be permitted within defined settlement boundaries if:*

- 1) It would not lead to more than 10% of all residential properties within a 50m radius of the proposal being HMOs;*
- 2) Conversion is possible without major extensions or alterations to the building which would significantly alter the character and appearance of the street scene and the broader locality;*
- 3) The scale and intensity of use would be compatible with the existing building and adjoining and nearby uses;*
- 4) the proposal incorporates on-site parking provision or demonstrates that it will not have an adverse effect on local parking provision;*
- 5) the proposal includes adequate storage for recycling/refuse, cycles and a clothes drying area; and*
- 6) The proposed development would not have an unacceptable adverse impact on residential amenity.*

*In all other respects development will be expected to meet the relevant requirements set out in other LDP policies.'*

In terms of the above criteria, it is noted:

- 1) Neither planning records nor the Public Register of Licensed HMO's identify any HMOs within a 50m radius of the Application property.

In order to provide some context, the junction of St Marie Street and Eweny Road is located approximately 100m from the Application site.

Accordingly, the proposal would not exceed the 10% threshold.

- 2) The proposal will not require any extensions or alterations which would alter the character and appearance of the property or area.
- 3) The scale and intensity of the use is considered to be compatible both with the existing building (as communal areas are provided for residents) as well as with the adjoining and nearby uses which are also primarily residential.
- 4) While no on-site parking is available for vehicles, the Applicant proposes covered and secure cycle parking at the rear of the property. The property is located in a sustainable location in close proximity to the town centre, public transport hubs and other facilities. It is noted that the Highways Officer has not raised any objection to the proposal.
- 5) The proposal provides for waste and recycling storage and possible clothes drying area at the rear of the building. Provision of cycle parking can be covered as a condition of planning approval.
- 6) It is not considered that the proposal would have an unacceptably adverse impact on residential amenity.

Accordingly, and for the above reasons, the proposal is considered to meet the criteria of

Policy COM7 of the LDP.

**Policy SP3 Good Design and Sustainable Placemaking** of the LDP states that *'all development must contribute to creating high quality, attractive, sustainable places that support active and healthy lives and enhance the community in which they are located, whilst having full regard to the natural, historic and built environment, by:*

- 1) Demonstrating alignment with the principles of Good Design; and*
- 2) Demonstrating a Sustainable Placemaking approach to their siting, design, construction and operation.'*

On balance, it is considered that, in principle, the development accords with Strategic Policy SP6 and Policy COM6 and COM7 of the Bridgend LDP and subject to satisfying the requirements of Policy SP3, the proposed development is acceptable in land use planning terms and accords with the Bridgend Local Development Plan (2024).

### **Residential Amenity**

Policy SP3 of the LDP criterion (k) states *'Applications for new development should ensure that the viability and amenity of neighbouring uses and their users/occupiers will not be adversely affected.'*

#### Overbearing and overshadowing impact

The proposal involves no building additions. 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 alterations and, as such, the relationship between windows and habitable rooms would not change.

#### Noise

Policy SP2 Criterion (g) also states that new development should *'Avoid or minimise noise, air, and 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 that of the property being used as dwellinghouse.

Any issues relating to noise from future residents of the property would be a matter for Shared Regulatory Services - Public Protection Officers to investigate under their 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 communal kitchen/bathroom facilities being proposed to support the use.

With regard to outdoor amenity space, the proposed layout provides a small north facing outdoor space to the rear that future occupiers could use. Whilst it is limited in extent, it is considered an acceptable level of provision to service the proposed use.

### Bin storage and cycle storage

A suitable waste storage area can be provided at the rear of the property adjacent to the kitchen and utility room. Cycle parking is proposed and can be achieved by a condition of consent to ensure suitable cycle storage is available for the future residents of the property.

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 SP3 and DNP9 of the Bridgend Local Development Plan (2024)

### Highway Safety

Policy SP5 states '*Development must be located and designed in a way that minimises the need to travel, reduces dependency on the private car and enables sustainable access to employment, education, local services and community facilities. Development must also be supported by appropriate transport measures and infrastructure*'. Policy PLA11 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 located in a very sustainable location close to the town centre where there is an abundance of facilities and the main train and bus stations for Bridgend.

The Highway Officer has assessed the proposal, and it is noted:

*'The existing 3-bedroom property generates a requirement for 3 off-street parking spaces but does not benefit from any off-street parking. It is considered however that the proposed change of use to a HMO (for a maximum of 4 persons) will not generate any greater parking demand which would otherwise require further provision.*

*A scheme for secure cycle parking is proposed and considered suitable.*

Accordingly, they have offered no objection to the development subject to a condition that would require the provision of cycle parking.

On balance it is considered that the change of use would not have any unacceptable impacts upon highway and pedestrian safety. Therefore, the proposed development is considered to accord with Policy SP5 and PLA11 of the Bridgend Local Development Plan (2024)

### 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 12 (PPW12) 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 that this is a relatively small-scale change of use Application, to fully ensure the development meets the requirements of local and national planning policy that states that *all development should maintain and enhance biodiversity*, a condition is recommended to ensure that the proposed bird and bat boxes are 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 (2024)

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 prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities, particularly with regard to the fear of anti-social behaviour or possible crime, 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. As such, it is considered that the development is acceptable and complies with Policies SP3, SP5, SP6, SP17, SF1, PLA11, COM6, COM7, DNP6 and DNP9 of the Bridgend Local Development Plan (2024).

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:

2987 C - CHANGE OF USE FROM RESIDENTIAL DWELLING TO HMO C4 MAXIMUM 4 PERSONS (08/05/2024)

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

2. The premises shall be used as a house in multiple occupation (Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) accommodating a maximum of 4 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. The submitted cycle storage unit and integral cycle stands scheme shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site and to accord with policies SP3 and SP5 of the Bridgend Local Development Plan (2024), and advice contained within Supplementary Planning Guidance SPG17: Parking Standards.

4. 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 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

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 12) and Policies SP17 and DNP6 of the Bridgend Local Development Plan (2024)

5. Notwithstanding the submitted plans and prior to the first beneficial use of the development, two artificial roosting boxes for bats shall be erected at the site to the following specifications and retained as such thereafter;

Bat Box Specifications:

- Ecostyrocete self-cleaning crevice boxes to be placed under the eaves at the rear of the of building.
- Dimensions: H430 x W215 x D68mm

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 12) and Policies SP17 and DNP6 of the Bridgend Local Development Plan (2024)

6. \* THE FOLLOWING ARE ADVISORY NOTES AND NOT CONDITIONS

#### ADVISORIES

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 County Borough Local Development Plan (2018 - 2033)

On balance and having regard to the objections and concerns raised the proposed development, The development, subject to the imposition of conditions, complies with Polices SP3, SP5. SP6, SP17, SF1, PLA11, COM6, COM7, DNP6 and DN9 of the Bridgend Local Development Plan (2024) and relevant guidelines and does not adversely affect the character of the area, prejudice highway safety, privacy or visual amenities nor so significantly harm neighbours' amenities 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