

**REFERENCE:** P/24/233/FUL

**APPLICANT:** Tenbee Properties c/o Plan R Ltd, 39 Merthyr Mawr Road, Bridgend, CF31 3NN

**LOCATION:** 65 Acland Road Bridgend CF31 1TF

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

**RECEIVED:** 22 April 2024

### DESCRIPTION OF DEVELOPMENT

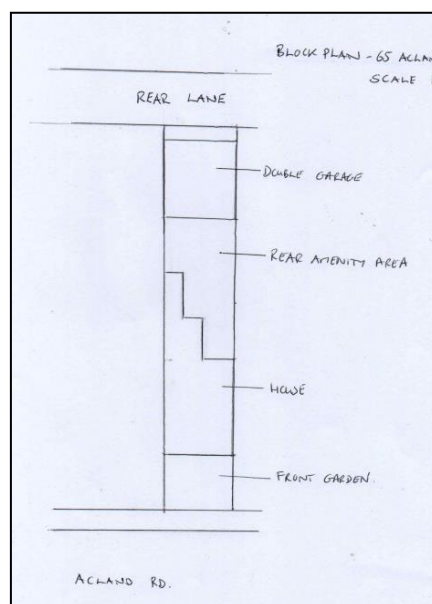
The Applicant, Tenbee Properties, is seeking planning permission for the change of use of this two-bedroom property from Class C3 (Dwellinghouse) to Class C4 (House in Multiple Occupation), as a four-bedroom unit with communal shared facilities at 65 Acland Road, Bridgend.

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).

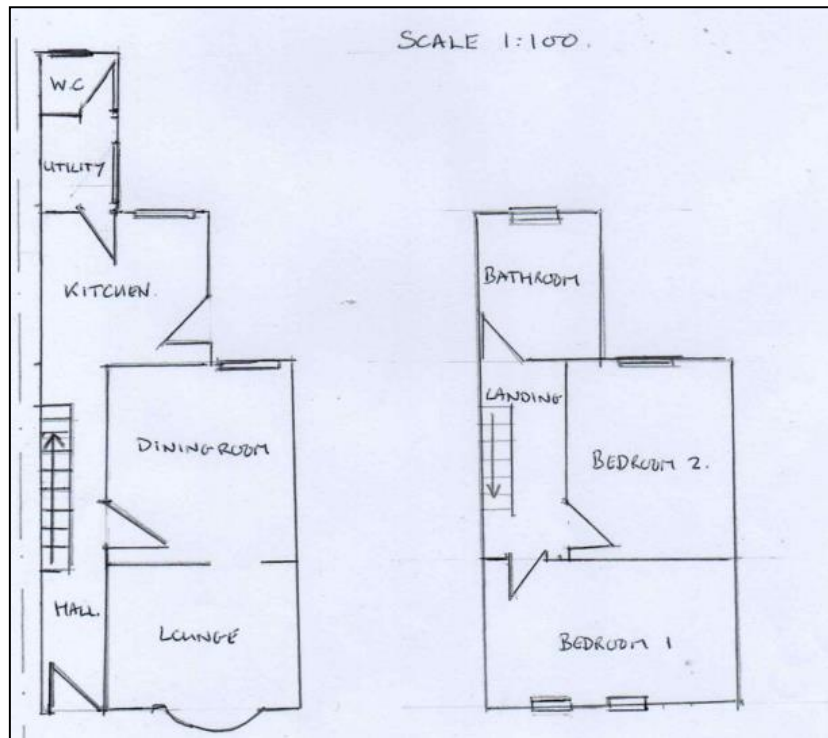
The submitted plans show that the existing building will be altered internally to accommodate the change of use with three upstairs bedrooms and one communal bathroom. The ground floor lounge is to be converted into the fourth bedroom. There will be a shared kitchen and lounge/diner for the occupants of the property – see Figure 3 below.

The existing rear amenity space will be retained along with the double garage which has access onto a rear lane.

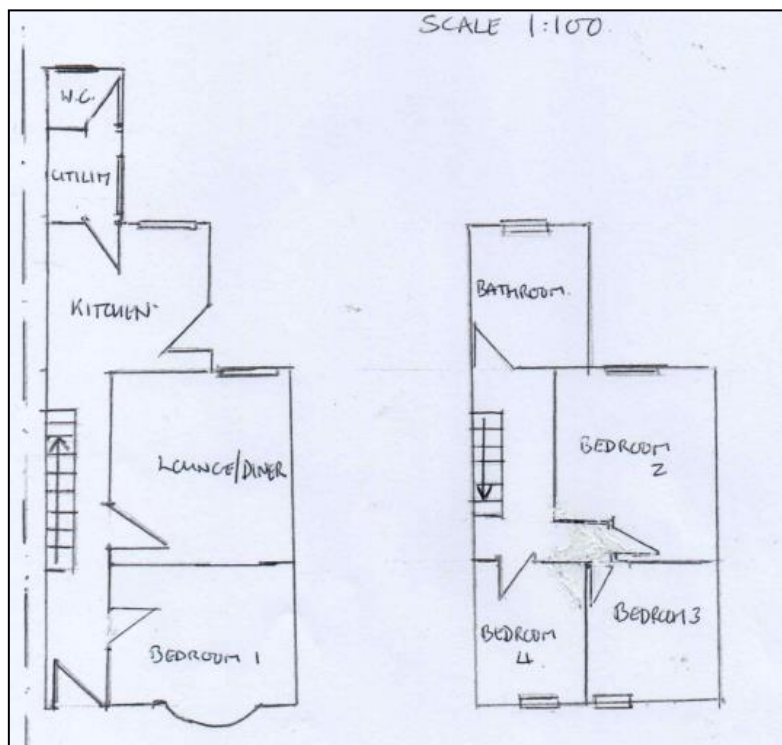
The Application was accompanied by a Green Infrastructure Statement and Planning Statement. The proposal would include the installation of a single bird box at the rear of the property.



**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 65 Acland Road in Bridgend.



**Figure 4 Location Plan**



**Figure 5 Aerial Plan Showing Location**

The building is mainly constructed of stone facing and red brick window and door surrounds with a pitched slate roof. The property has a small front garden along with private amenity space to the rear. A large double garage extends the full width of the property at the back and has access from a rear lane which joins Herbert Street.

The building is located within an area of residential use approximately 400m from the Bridgend town centre. The surrounding area is characterised by mainly traditional terrace



housing. However, there are other more recent semi-detached and detached houses on Herbert Street and High View.



*Figure 6 Photo of Front Elevation of Property*



*Figure 7 Photo of Rear Elevation of Property*

**PLANNING HISTORY**

None.

**CONSULTATIONS**

**Shared Regulatory Services:** No comments received.

**Highways Officer:** No objection.

**Land Drainage:** No objection.

**Bridgend Town Council:** Over intensification of HMOs in the area. Traffic and parking concerns, Safety of children attending the local school due to increased traffic. Loss of a family home. Child safety concerns.

## **PUBLICITY**

Neighbours have been notified of the receipt of the Application. The period allowed for response to consultations/publicity expired on 31 May 2024.

## **REPRESENTATIONS RECEIVED**

**Cllr S. Bletsoe:** Acknowledges the need for this form of accommodation. However, has raised concerns on behalf of residents over the proposed intensification of HMOs and flats in the wider area. This creates pressure on the locality and residents. He has raised concerns with the current on-street parking difficulties and noted that the Council is undertaking a residents parking consultation.

Seventeen letters of objection were received from occupiers of properties in Acland Road, Herbert Street, High View and Maple Drive (Brackla). Two neighbours (Nos. 63 and 50 Acland Road have requested to speak at Committee.

Concerns raised include:

### Highway and pedestrian safety issues

- Additional demands placed on highway parking
- Garage unlikely to be used due to access width and manoeuvring issues
- Existing highway parking congestion and demands by parents/carers dropping off and collecting school children
- Access for emergency vehicles can be difficult
- Proposed use may force families further from school and result in increased vehicle use, pollution and congestion

### Other issues

- Property too small for a 4-bedroom HMO
- Proposal a profit driven development
- High number of HMOs and flats in the area
- Over intensification of HMOs in the wider area
- Use considered unsuitable in a neighbourhood of families and elderly
- Proximity to school
- Loss of affordable and family housing
- Impact on community cohesion
- Tenants likely to be on Housing Benefits
- No vetting of tenants
- Further antisocial behaviour in neighbourhood due to use of alcohol and drugs
- Potential noise and disturbance
- Asking price for property inflated and beyond that which could be afforded by a single buyer or family
- Tenants may have noisy and dangerous dogs
- Impact on property values
- Waste and rats
- Litter
- Increase in waste and recycling on footway

## COMMENTS ON REPRESENTATIONS RECEIVED

### Highway and pedestrian safety issues

- The property is currently a vacant two-bedroom dwellinghouse with parking to the rear. While the existing garage would be difficult to access from the narrow lane, it provides off-street parking for a vehicle, motorcycles and/or cycles.
- There are no highway parking restrictions on the surrounding roads. At the time of the reporting officers site visit, there were parking spaces available on both Acland Road and Herbert Street.
- Highways concerns will be considered below in the Appraisal section of this report

### Other issues

- 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 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 planning Application in this case.
- The status of future occupants of this proposal are not a material planning consideration.
- 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.
- In terms of devaluing other residential properties, this is not a material planning consideration.
- Any financial motive of the Applicant is not a material planning consideration.
- The valuation and purchase price of the property is not a material consideration.
- Recycling and waste disposal/collection will remain as would be the case 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 collection service provided by the Council.
- The keeping of domestic animals on the property is not a material planning consideration.
- The relevant legislative and policy considerations will be discussed below.

## 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 the Local Ward Member, Bridgend Town Council and neighbouring occupiers.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, 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 Acland Road or the rear facing amenity space. 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) A search of Shared Regulatory Services Licensed HMO records, a review of approved planning consents and an inspection of the surrounding area has not identified other HMOs located within 50m of the Application property. The Application notes that there are two nearby HMOs, at No. 3 Acland Road and No. 3 Vernon Street. However, these are both in excess of 85m away from the Application property.

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) Existing car parking at the rear of the site will be retained and provision can be made for cycle parking. 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 is able to provide for waste and recycling storage and clothes drying area at the rear of the building. Secure cycle parking can be achieved 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 overshadowing or building dominance 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. As such, the relationship between windows of habitable rooms and adjoining properties 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 which has been 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 would have a satisfactory outlook with appropriate habitable room space and communal kitchen and bathroom facilities to support the proposed use.

With regard to outdoor amenity space, the proposed layout provides an outdoor space to the rear that future occupiers could use. Whilst it is limited in extent, it is considered an acceptable level of provision for a 4-bedroom HMO.

#### 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. No cycle parking has been provided. However, a condition is recommended 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 Shared Regulatory Services 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 property currently has 1 off-street parking space at the rear, and this will be retained.

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

*'The existing 2-bedroom property generates a requirement for 2 off-street parking spaces. The property only benefits from a wider than average single garage to the rear. Together with the constraints of the rear lane it is likely that this could only ever accommodate 1 off street car space. (The garage area would serve for ancillary storage for bicycles etc.). Accordingly, the property generates overspill parking of 1 space which would ultimately be accommodated on-street in the vicinity of the property.'*

*The proposed conversion to a 4-bed unit is considered to generate a maximum requirement of 3 spaces. Given the inability to provide further parking on the property the proposal would thus result in overspill parking of 2 vehicles on-street. It is acknowledged that the terraced nature of the surrounding streets and its proximity to the town centre places a high demand on the public highway to provide parking. However, the proximity of the property to the town centre and the nature of the accommodation being provided would likely result in lower car ownership level.. Together with the need to evidence any harm*

*that may be generated by a single additional on-street vehicle (in the proximity), it is considered highly unlikely that an objection based on deficiency in parking could be successfully defended at appeal.*

*Accordingly, I would advise that the observations of the Highway Authority are no Objection.*

In order to improve the sustainability of the property it is recommended that secure cycle parking be provided for two bicycles for shorter journeys. This can be imposed via a suitably worded condition.

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 which states that *all development should maintain and enhance biodiversity*, a condition is recommended to ensure that a bird box is introduced at the site. As such the proposal is considered 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:

### **PROPOSED FLOOR PLANS - 65 ACLAND RD. BRIDGEND**

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. No development shall commence until a scheme for the provision of secure cycle storage for 2 bicycles has been submitted to and approved in writing by the Local Planning Authority. The approved 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, 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 to and agreed in writing by the Local Planning Authority. The scheme shall be provided strictly in accordance with the details so approved 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 ENT15 of the Bridgend Local Development Plan (2024).

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

6. \* THE FOLLOWING ARE ADVISORY NOTES AND 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 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 Policies 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. HMOs 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) – HMOs 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