

REFERENCE: P/24/513/FUL

APPLICANT: Mr T McHatton C/o agent, 39 Merthyr Mawr Rd, Bridgend, CF31 3NN

LOCATION: 88 Coity Road Bridgend CF31 1LT

PROPOSAL: Change of use from Use Class C3 to Use Class C4 (six-bedroom House in Multiple Occupation (HMO))

RECEIVED: 23 August 2024

APPLICATION/SITE DESCRIPTION

The Applicant is seeking planning permission for the change of use from use class C3 (dwelling house) to use class C4 (House in Multiple Occupation), as a six-bedroom unit with communal shared facilities at 88 Coity Road, Bridgend.

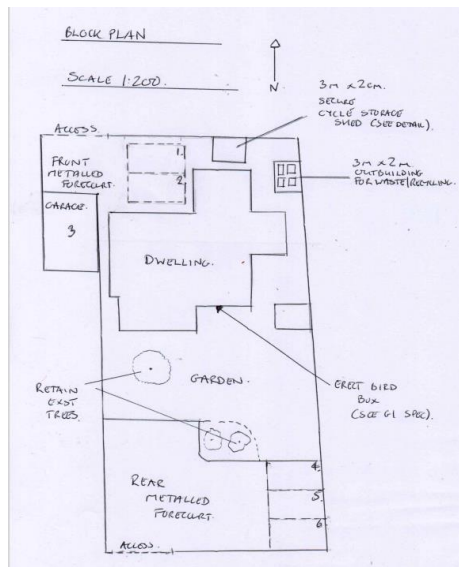


Figure 1 – Site Location Plan & Block Plan

In broad terms, Use 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).

With the Application under consideration the submitted plans show that the five-bedroom dwelling will not be physically altered externally or internally to accommodate the change of use with four bedrooms on the ground floor and a further two at first floor level. There would be a shared kitchen/living area/utility area, dining room / conservatory and shower room on the ground floor and further shared bathroom at first floor level. There is a shared outdoor amenity space/enclosed garden to the rear of the property. The existing and proposed layout of the building is shown below (Figure 2).

Ground Floor



Figure 2 – Existing and Proposed Layout of the Building

The Application site comprises a two-storey detached dormer bungalow with rendered / pebble dash exterior walls and a pitched roof of interlocking concrete tiles. The site is set back some distance from Coity Road along an access way (approximately 85 metres in length) which also serves properties in Greyfriars Court

The Application site is set back from the edge of the access way with a small area to the front of the property which has been hard surfaced and is used for parking in addition to which there is also a detached garage. A generous private amenity space exists to the rear of the property consisting of lawns and flowerbeds. There is also a hard surfaced area at the rear of the property which is proposed as additional car parking together with a rear vehicular access.

To the north, east and west are other residential dwellings and to the south is a large, grassed amenity space which includes a playground area. Rear access to the Application site is via an access way which runs along the west side of the amenity space along which are situated parking spaces to serve properties which front onto Coity Road. The area surrounding the Application site is primarily residential in character with the nearest commercial use being the Caeffatri Restaurant / bar being located approximately 30 metres to the north of the Application site which is accessed separately off Caeffatri Close.



Figure 3 View of Front of Site from Greyfriars Court



Figure 4 View of Front of Site Showing Existing Parking Area



Figure 5 Rear Elevation of Application Dwelling



Figure 6 Rear Elevation of Application Dwelling Looking East



Figure 7 View of Access Way Leading to The Site Where It Adjoins Coity Road



Figure 8 View of Access Way Leading to The Rear Of The Site

RELEVANT HISTORY

P/06/479/FUL Single storey conservatory to side of property. Granted 8th June 2006

P/99/86/FUL Two single storey extensions and dormer extensions. Granted 25th February 1999

CONSULTATION RESPONSES

Bridgend Town Council: Objection due to an over intensification of HMOs in this area.

Highways Officer: No objection subject to a condition that requires the submission and approval of details for secure cycle parking on site for 6 cycles and provision of 3 parking spaces on site.

Drainage Officer: No objections raised.

Shared Regulatory Services: Comments received relating to some of the bedrooms being considered “inner rooms” i.e. a room where the only escape route is through another room. They also have requested information relating to the floor area of the first-floor rooms where the floor space is over 1.5 metres in height between the floor and ceiling height.

Waste and Recycling: No comments received.

Housing Manager: No comments received.

PUBLICITY

Neighbours have been notified of the receipt of the Application and a site notice was also posted in proximity to the Application site. The period allowed for response to consultations / publicity expired on 10th October 2024.

REPRESENTATIONS RECEIVED

Cllr S. Bletsoe has provided the following comments on this Application:

“Whilst this property is in different circumstances to others that have been applied for in the local area, I am still receiving concerns and objections from residents who I am elected to serve about the numbers of HMO’s appearing in the small geographical area and the impact it is having on them. This Application is in close proximity to the three houses on Coity Road that house people with complex needs and just a few weeks ago there was a “major brawl” that necessitated South Wales Police attendance and intervention.

This is yet another HMO Application in a small area and many residents who live here are concerned. This would again be a loss of yet another family home, which we are also in dire need of protecting.”

8 letters of objection have been received from 7 separate individuals in which the following matters have been raised:

- HMO’s often have younger or transient populations who have different lifestyles leading to higher noise levels particularly at night;
- Concern that the proposal could impact on the quality of life of residents;
- Area is already congested with residents and their visitors;
- Concern about personal safety and antisocial behaviours such as drug taking, rubbish dumping and crime;
- Concern about increased parking or parking on private land or inappropriate areas;
- Problems with bin lorries getting around to No. 88 due to parking;
- There were previously parking issues with a business being run from No.88;
- Concern about the already noisy environment with the nearby Pub; and,

- Knock on effect from nearby assisted living accommodation and other HMO's in the surrounding area.

RESPONSE TO REPRESENTATIONS RECEIVED

The concerns raised by the Town Council are noted and the assessment of the proposal against COM7 (Houses in Multiple Occupation) of the adopted Local Plan is covered in detail below. Issues raised with regarding the provision for car parking is also discussed below. The matter relating to "inner rooms" raised by Shared Regulatory Services has been addressed by the Applicant by changing the proposed sitting area for bedroom 4 to a hallway so that there is direct access to bedrooms 2, 3 and 4 shown.

The matter of the cleanliness of surrounding streets and anti-social behaviour is also not a planning consideration that can be considered in the assessment of this current proposal.

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 into 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

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 of which the following are of relevance.

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

APPRAISAL

This Application is to be determined at the Development Control Committee as there have been objections raised by Bridgend Town Council and more than 5 objections have been received as part of the consultation process. Cllr Bletsoe has also raised concerns about the Application.

Issues

Having regard to the above policy, 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 close to the edge of the town centre as defined by **Policy SF1 Settlement Hierarchy and Urban Management** of the Bridgend Replacement Local Development Plan (RLDP) 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 SP3 Good Design and Sustainable Placemaking of the RLDP 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.'*

Policy SP6 Sustainable Housing Strategy notes that the RLDP 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 site and proposed development align with Policy SP6 as it will make an important contribution to the overall housing supply and will introduce an important element of choice and flexibility into the housing market. Policy SP6 of the RLDP 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. Policy COM6 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 town centre of Bridgend. It would utilise the existing residential dwelling and would provide good sized bedrooms as well as communal living spaces for up to 6 occupants. All of the habitable rooms would benefit from natural light, ventilation, and a means of outlook. There is also adequate private amenity space to serve the residents of the property. For these reasons, the proposed HMO is considered to meet Policy COM6 of the RLDP.

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, review of approved planning consents and an inspection of the surrounding area has not identified any other HMOs located within 50m of the Application property. There are other HMO's in the surrounding area, however these are all located more than 50 metres from the site currently under consideration. It should be noted that this policy applies to residential accommodation which provides shared housing only. Self-contained flats are not included as part of this assessment;
- 2) The proposal will not require any major extensions or alterations;
- 3) The scale and intensity of the use is considered to be compatible both with the existing building (as communal areas are provided for the residents) as well as with adjoining and nearby uses which are also primarily residential;
- 4) No objection has been raised by the Highways Officer, further to which the property is also located in a sustainable location in close proximity to the town centre, public transport hubs as well as other facilities;
- 5) The proposal provides for waste and recycling storage and space for outdoor clothes drying area at the rear of the building. Cycle parking can be achieved as a condition of planning approval; and,
- 6) It is not considered that the proposal would have an unacceptably adverse effect on residential amenity.

Accordingly, and for the above reasons, the proposal is considered to meet the criteria of Policy COM7 of the RLDP.

On balance, it is considered that, in principle, the development accords with Strategic Policy SP6 and Policy COM6 and COM7 of the Bridgend RLDP and subject to satisfying the requirements of Policy SP3, the proposed development is acceptable in land use

planning terms and accords with the Bridgend Replacement 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 and only the construction of a suitable secure cycle storage facility and bin storage area at the rear of the property. As such there are no issues in terms of overshadowing 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 an HMO would not unreasonably compromise the level of amenity that is currently enjoyed and can be reasonably expected in this 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 a single occupation residential property.

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. Shared Regulatory Services raised the question with regards to bedroom size for bedrooms 5 and 6 which are at first floor level, due to the potential for restricted floor area due to floor space height being restricted by areas of sloping roof. The Applicant has confirmed that bedroom 5 has no areas where the ceiling height is below 1.5 metres above floor level. Bedroom 6 does have areas of restricted ceiling height, and this has been annotated on the plans provided by the Applicant. For this room the unrestricted floor space would amount to approximately 16 square metres and whilst this is made up of both a square shaped area as well as a further area of restricted width the extent of unrestricted floor area for this room is considered acceptable.

Regarding outdoor amenity space, the proposed layout provides an outdoor space to the rear that future occupiers could use. This is of significant size and is considered an acceptable level of provision to service the proposed use.

Bin storage and cycle storage

Bin storage areas have been shown at the side of the building as well as an area for secure cycle storage. The proposed plans show a bin storage enclosure measuring 3 metres by 2 metres to the side of the house although currently situated in this location is a

glass greenhouse. Whilst the location would be acceptable the structure currently in this position would not be. Similarly, it has not been demonstrated that the proposed bike storage facility would be suitable to hold 6 bikes. It is recommended that a condition is applied to any consent granted to require the submission and approval of the details for both matters (bin storage and cycle storage) to ensure there is satisfactory provision.

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 the basis that the use would significantly impact the living conditions of neighbours, having particular regard to the fact that if any such issues arise in the future, these can be addressed by the Shared Regulatory Services Team under their statutory nuisance powers. The development, therefore, accords with Policy SP3 and DNP9 of the Bridgend Replacement 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 in a very sustainable location close to the town centre where there is an abundance of facilities together with the main train and bus stations for Bridgend.

The Highway Officer has assessed the proposal and made the following comments:

"The existing 6-bedroom property generates a requirement for 3 off-street parking spaces and benefits from a forecourt and garage to the Northern frontage of the dwelling and a rear hardstanding to the South. It is considered however that the proposed change of use to an HMO (for a maximum of 6 persons) will not generate any greater parking demand which would otherwise require further provision. Notwithstanding, the submitted drawings do not appear to show the parking spaces to the required dimensions of 2.6m x 4.8m however it is apparent that the 3 required spaces can be accommodated. In order to regularise and control this a scheme of parking, to the required dimensions, should be sought.

Furthermore, the proposed use of the shed for cycle parking gives concerns in respect of its size and method of securing and a more detailed scheme of secure cycle parking (at appropriate spacings) should be provided."

Whilst the concerns raised in the objections received from nearby residents relating to car parking matters are acknowledged, it is considered that, on balance, the change of use would not have any unacceptable impacts upon highway and pedestrian safety. This is subject to conditions relating to car parking details being submitted for approval as well as cycle storage. Matters relating to the obstruction of other parking areas by inconsiderate parking of cars is a private matter and not one that can come under the consideration of this Application. Subject to the agreement of a car-parking scheme, the development can achieve compliance with the adopted parking standards and Policies SP5 and PLA11 of the Bridgend Replacement 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 this is a relatively small-scale change of use Application, to 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 an appropriate bird box is introduced at the site. As such the proposal is acceptable in terms of biodiversity.

Drainage Matters

As no extensions are proposed and no internal alterations requiring additional connections to the sewer system no issues are raised with regards to these matters.

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 Replacement Local Development Plan (2024)

On balance and having due regard to the objections raised by the Town Council and nearby residents, 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 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 Replacement 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 conditions: -

1. The development shall be carried out in accordance with the following approved plans:
 - Proposed Block Plan received by the Local Planning Authority 23rd August 2024
 - Proposed First Floor Plan received by the Local Planning Authority 28th August 2024
 - Proposed Ground Floor Plan received by the Local Planning Authority 7th October 2024

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 1987 (as amended)) accommodating a maximum of 6 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 6 cycles has been submitted to and approved in writing by the Local Planning Authority. The approved cycle storage 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 Replacement Local Development Plan (2024), and advice contained within Supplementary Planning Guidance SPG17: Parking Standards.

4. No development shall commence until a scheme for the provision of 3 off street parking spaces has been submitted to and approved in writing by the Local Planning Authority. The parking area shall be implemented in permanent materials in accordance with the approved off street parking scheme before the development is brought into beneficial use and retained for parking purposes in perpetuity.

Reason: In the interests of highway safety and to accord with policies SP3 and SP5 of the Bridgend Replacement Local Development Plan (2024), 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 to and agreed in writing by the Local Planning Authority. The waste and recyclables storage 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 Replacement Local Development Plan (2024).

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

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 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) - 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.

Background Papers

None