

REFERENCE: P/24/806/FUL

APPLICANT: Mrs J Ibe, 34 Caerau Road, Maesteg CF34 0PB

LOCATION: 34 Caerau Road, Caerau, Maesteg CF34 0PB

PROPOSAL: Change of use from use class D1 to 6 bed House of Multiple Occupation (use class C4) and associated works

RECEIVED: 30 December 2024

DESCRIPTION OF PROPOSED DEVELOPMENT

Planning permission is sought for the change of use of this former community facility from Class D1 (Non-Residential Facilities) to Class C4 (House in Multiple Occupation), as a six-bedroom unit with en-suite bathrooms and communal shared facilities at 36 Caerau Road, Caerau.

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 on the ground and first floor to accommodate the change of use. The first floor would comprise of four en-suite bedrooms.

The ground floor would comprise of two en-suite bedrooms and an open plan living/dining area. Externally, rooflights would be installed on both roof planes, as well as the replacement and resizing of front windows, replacement and additional side elevation windows and two rear elevation windows. The access doors would also be replaced in a similar style and position to the existing siting. No increase in ridge height or external footprint is proposed.

There would be two access doors and a rear amenity space requiring engineering works to allow for a usable space and a cycle storage facility whilst no on-site parking provision is provided.

Figure 1: Site Location plan

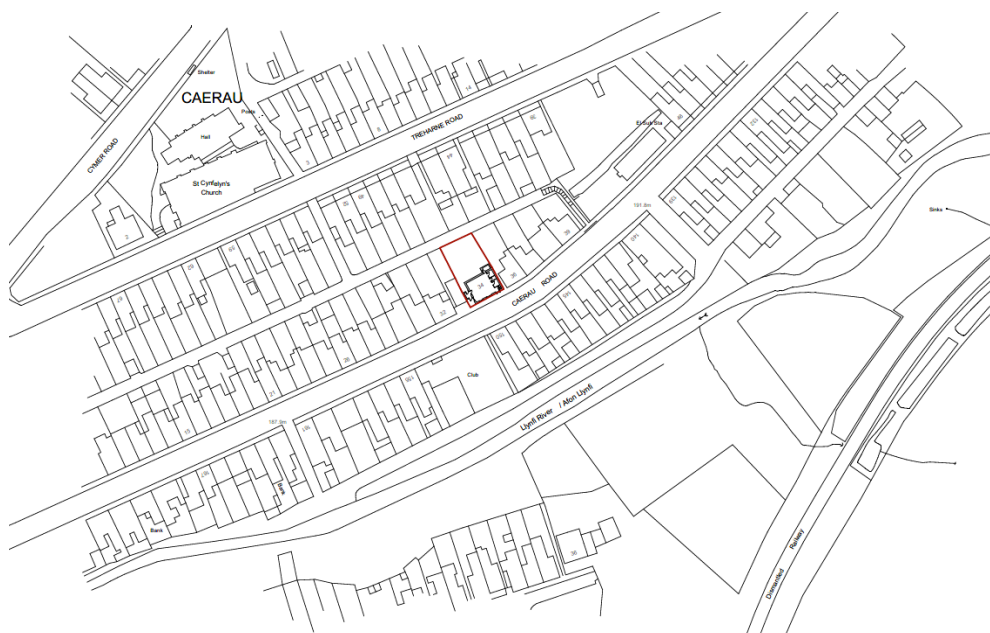
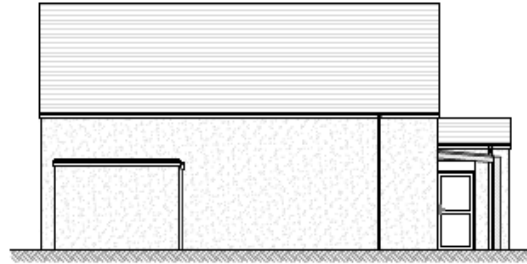


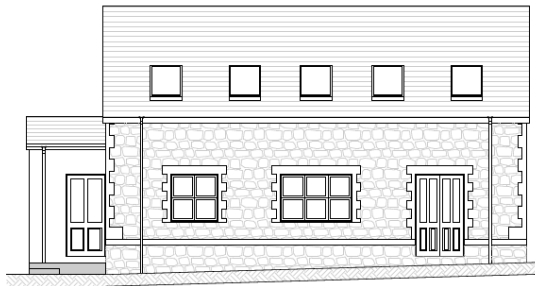
Figure 2: Plans
2a: Existing and Proposed Front/ Rear Elevations



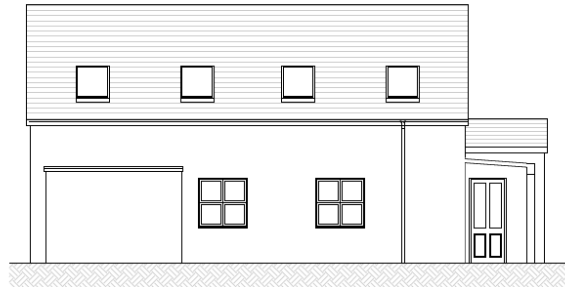
EXISTING FRONT ELEVATION
 SCALE 1:100



EXISTING REAR ELEVATION
 SCALE 1:100



PROPOSED FRONT ELEVATION

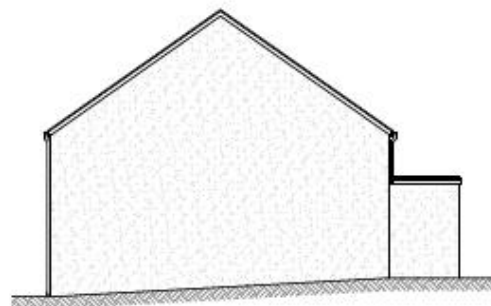


PROPOSED REAR ELEVATION

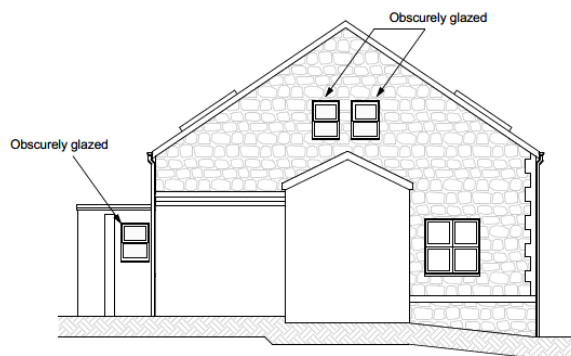
2b: Existing/ Proposed Side Elevations



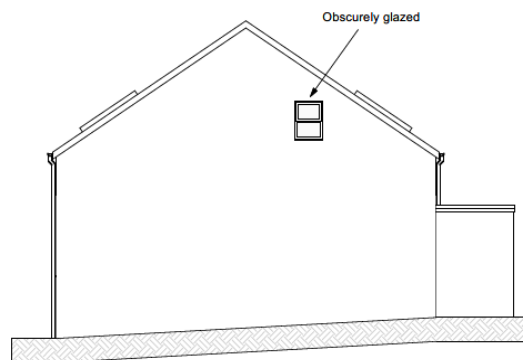
EXISTING LEFT ELEVATION
 SCALE 1:100



EXISTING RIGHT ELEVATION
 SCALE 1:100

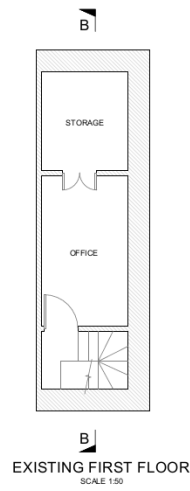
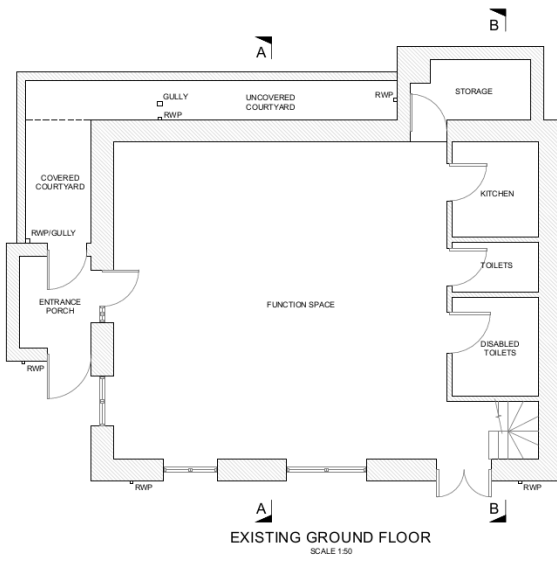
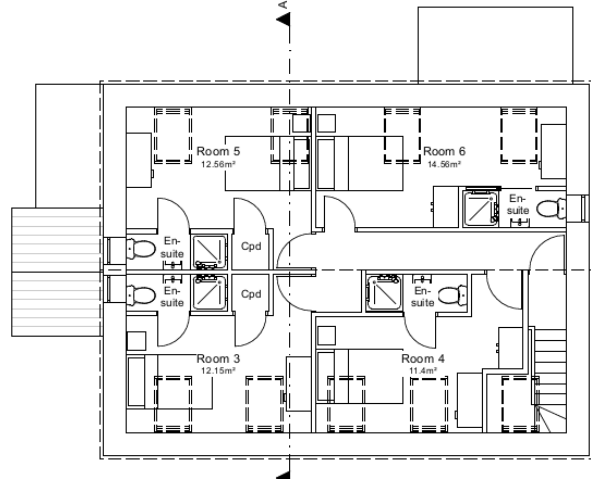
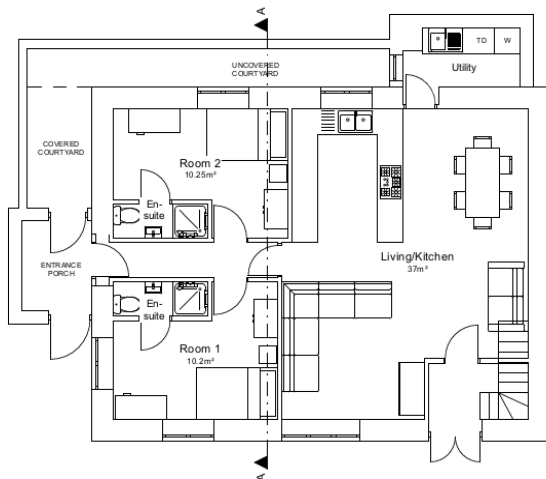


PROPOSED SIDE ELEVATION

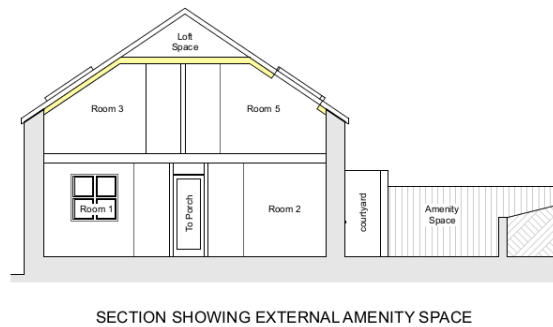
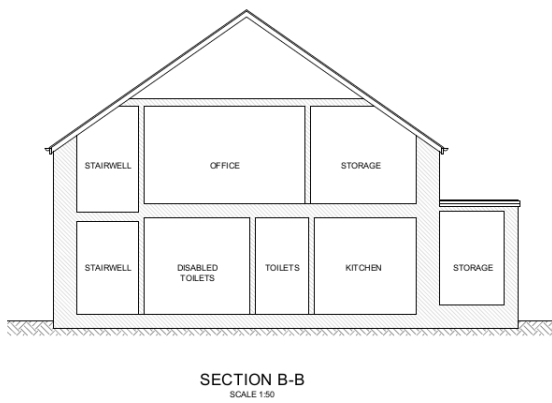


PROPOSED SIDE ELEVATION

2c: Existing/ Proposed Floor Plan



2d: Existing/ Proposed Section



2e: Proposed Block Plan



Figure 3: Site Photos

3a & b: Front elevation, and view opposite front elevation



3c & d: View up and down the street



3e & f: View towards rear amenity space from footway and Aerial view (google earth: 2025)



SITE DESCRIPTION

The site relates to a detached building within a predominantly residential terraced street within the Main Settlement of Maesteg as defined by SF1 of the Bridgend Replacement Local Development Plan (2024).

The community building was previously utilised as an Old Age Hall and occasionally used as a polling station. The site fronts Caerau Road to the south east, with an overgrown and steep amenity space to the rear which abuts a pedestrian footway. Directly to the east and west are end of terrace dwellings associated with Caerau Road, as well as terraced dwellings opposite.

The building is finished with traditional stonework and tiles, similar to the dwellings within the immediate vicinity. However, the building is unique within the wider street-scene given its modest height, fenestration, detached nature and previous use when compared to the terraced dwellings nearby. It is noted that further to the south west, on the opposite side of the street, the traditional stonework façade and consistent roof-line is replaced with pebbledash exteriors and an inconsistent ridge height.

Further to south west, at the end of the street, is the Local Centre of Caerau as defined by SP12 of the Bridgend Replacement Local Development Plan (2024) consisting of local retail units. The closest bus stop with a route to Bridgend Town Centre is 0.2 miles from the site at Caerau War Memorial within the Local Centre.

RELEVANT HISTORY

No recent or relevant history.

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 30 June 2025.

CONSULTATION RESPONSES

Highways and Transportation - No objection subject to conditions relating to cycle storage and restricting the number of residents.

Shared Regulatory Services - No objection or conditions suggested.

Dwr Cymru/Welsh Water - Comment relating to water services with an advisory note suggested.

Land Drainage - No objection or conditions suggested.

Maesteg Town Council - Formal objection, raising concern with the number of HMO's already operating in the area.

REPRESENTATIONS RECEIVED

The Local Ward Member, Councillor Paul Davies, has objected to the application on the following grounds:

- There is no public transport servicing this location and this would encourage car use.
- There are double yellow lines outside the property and parking opposite is currently at saturation point, something I witnessed myself during a recent visit to the location.
- There are several HMOs within a very short distance of this proposed site, it is my understanding that there is a limit on the number of HMOs that can be permitted on one street (there is currently a 4 bed HMO almost directly opposite this proposed one, and one under construction in the former Station Hotel nearby).
- Potential for an increase of anti-social behaviour associated with this type of development.
- Facilities such as this are in short supply in the area and should be protected as a public asset which it has been for 60 to 70 years and not allowed to be lost.

Two letters of objection and a Community Petition with 21 signatures have also been received on the following grounds:

- a) Amenity of future residents i.e. the size of the dwelling
- b) Overconcentration of HMO's within the vicinity/Impact upon local infrastructure and community
- c) Lack of knowledge regarding the future residents and potential for anti-social behaviour and noise
- d) Disruption during the construction phase of the development including noise
- e) Parking provision and Highway Safety
- f) Residential amenity by way of overlooking
- g) Planning Policy conflict
- h) Waste and Refuse concern

COMMENTS ON REPRESENTATIONS RECEIVED

- a) The Replacement Bridgend Replacement Local Development Plan does not contain any minimum standards for bedroom sizes in new HMOs. The proposed bedrooms are all en-suite and considered to be appropriate for the accommodation provided.
- b) The HMO referred to relates to a site which previously had an application for a change of use to a Shared Accommodation unit (reference 20/747/FUL) which was invalid and did not benefit from planning permission. A planning history search indicates another invalid application on Blaencaerau Road (reference 20/748/FUL). However, the use of these buildings as HMOs occurred before the changes to the regulations and the new Use Class (C4) for small HMOs occupied by 3-6 unrelated persons and they were considered acceptable at the time. However, whilst being within a 50-metre radius of the application site, the current proposal will not result in an oversubscription of HMOs in the area.
- c) Issues in respect of anti-social behaviour and/or safeguarding 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 vicinity 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 in particular, and it is considered that an appropriately managed, small scale HMO use, for a maximum of six people, would not cause such anti-social behaviour or a perception of anti-social behaviour to recommend refusal of the Application in this instance.

- d) Any noise or disruption during the construction phase of a development would be similar to that of a domestic household extension.
- e) Highways concerns are addressed in the Appraisal section of this report.
- f) Residential amenity concerns are addressed in the Appraisal section of this report.
- g) The principle of development and the loss of an existing community facility are addressed in the Appraisal section of this report.
- h) Waste and Refuse is addressed in the Appraisal section of this report.

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.”*

Technical Advice Notes:

The Welsh Government has provided additional guidance in the form of Technical Advice Notes. The following are of relevance:

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

Well-being of Future Generations Act 2015

The Well-being of Future Generations 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

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.

Local Policies

The Development Plan for the area comprises of the Bridgend Replacement Local Development Plan 2018-2033 which was formally adopted by the Council in March 2024 and within which the following policies are of relevance:

Strategic Policies

- **Policy SP1:** Regeneration and Sustainable Growth Strategy
- **Policy SP3:** Good Design and Sustainable Placemaking
- **Policy SP5:** Sustainable Transport and Accessibility
- **Policy SP6:** Sustainable Housing Strategy
- **Policy SP9:** Social and Community Infrastructure
- **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 COM9:** Protection of Social and Community Facilities
- **Policy DNP6:** Biodiversity, Ecological Networks, Habitats and Species
- **Policy DNP9:** Natural Resource Protection and Public Health

Supplementary Planning Guidance

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

APPRAISAL

This Application is referred to the Development Control Committee to consider the concerns raised by the Local Ward Member and neighbouring occupiers. Additionally, a Local Ward Member has requested that the application be referred to the Development Control Committee.

Having regard to the above, the main issues to consider in this application relate to the principle of development, the amenities of neighbouring residents, biodiversity, drainage

and highway/pedestrian safety.

Principle of Development

The site is located within the Main Settlement of Maesteg within an established, residential area and near to local services and facilities 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 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 proposed site would classify as an appropriate windfall 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 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 COM9 states that proposals which would adversely affect or result in the loss of existing or proposed social and community facilities will not be permitted unless justified on one the following grounds:

- 1) A sustainable, easily accessible alternative location is available, and a facility of equivalent community benefit is provided by the developer on the site or off site within the community; or
- 2) Where it can be demonstrated that the existing facility is no longer required for the current use, or any other social and community uses, or there is already an excess of such provision in the area.

Supporting information accompanying the application indicates that the site has been used as a community facility since the 1950s and was last utilised by an Old Age Group, now relocated to another facility 900m south of the application site. The applicant also indicates that there are several existing community premises within the immediate vicinity that could be utilised. As such, its considered that the existing facility is no longer required for its current use and there is already an excess of similar provision in the area.

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 sustainable house type located close to local services and transport links within the Caerau Local Centre. It would utilise the existing building, require minor alterations and provide appropriately sized bedrooms and communal living

spaces for up to six occupants. All habitable rooms would benefit from natural light, ventilation, a private bathroom and a means of outlook onto either Caerau Road or the rear facing yard. 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 RLDP policies.'

In terms of the above criteria, it is noted:

- 1) Neither planning records nor the Public Register of Licensed HMO's identify an oversubscription of HMOs within a 50m radius of the application property.
- 2) The proposal will not require extensive alterations and no extensions which would alter the character or 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) Whilst no on-site parking is available for residents, the Applicant proposes covered and secure cycle parking within the rear amenity space. The property is located in a relatively sustainable location in close proximity to the Caerau Local Retail Centre, transport links and other facilities. It is noted that the Highways Officer has not raised any objection to the proposal.
- 5) The proposal provides for sufficient waste and recycling storage and possible clothes drying area at the rear. Provision of cycle parking can be covered as a condition of planning approval.
- 6) The proposal would not have an adverse impact on residential amenity, given the previous D1 use and predominantly residential street-scene.

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

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.’*

On balance, it is considered that, in principle, the development accords with policies SP6 , COM6, COM7 and COM9 of the Bridgend Replacement 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).

Visual Impact

Policy SP3 of the adopted Bridgend Replacement Local Development Plan(BRLDP) highlights all development should contribute to creating high quality, attractive, sustainable places by, amongst others:

- Demonstrating alignment with the principles of Good Design
- Have a design of the highest quality possible, whilst respecting and enhancing local distinctiveness and landscape character;
- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density;

The proposed HMO would re-arrange the window placements and access door to the front elevation. The changes are in similar positions and sizes to the existing façade and considered appropriate. There are additional changes to the side and rear, although they are minor in scale and domestic in appearance. With regards to the roof, the scheme will include the insertion of five roof lights to the front and four roof lights to the rear roof planes. The front roof lights will be clearly visible from the public realm, however, they are evenly distributed, of the same size, domestic in appearance and do not significantly protrude.

As such, the proposed change of use respects the street-scene and character and appearance of the area and, for the above reasons, the proposal is considered to be in accord with criterion (2) of Policy SP3 of the Replacement Local Development Plan (2024).

Residential Amenity

Policy SP3 of the RLDP 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 extensions. As such there are no issues in terms of overlooking and overbearing effects over and above what already exists on site.

Overlooking/loss of privacy

In terms of overlooking and loss of privacy, the proposal involves minor alterations to the façade including rear first floor roof lights. Whilst these inclusions may allow for a level of overlooking to neighbours it is considered that these features would not increase the level of mutual overlooking between neighbours and is acceptable in this regard.

With regards to the rear amenity space, there will be a level of disturbance through the creation of a new domestic garden. However, as the previous use was a community facility it is likely the rear space was used, whilst a domestic garden is unlikely to impact the levels of privacy or overlooking that currently exists within the predominantly residential area.

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 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 future occupiers of the HMO, each bedroom facility would have a satisfactory outlook with appropriate habitable room space with personal bathroom and communal kitchen/living facilities being proposed to support the use.

With regard to outdoor amenity space, the proposed layout provides an outdoor space to the rear that future occupiers could use with space for the drying of clothes and storage of bicycles. Due to the overgrown nature of the site and change in ground levels, in order to ensure the appropriateness of the amenity space, a condition for a scheme of landscaping and any engineering works to allow for a usable space is attached to the recommendation.

Bin storage and cycle storage

A suitable waste storage area can be provided at the rear of the property. Cycle parking is proposed in the rear amenity space and can be achieved through the imposition of a suitably worded 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 Policies 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 located in a sustainable location close to nearby commercial facilities and a bus stop.

The Highway Officer has assessed the proposal, with the assessment below:

The policy on conversions to HMO's details that the conversion will only be acceptable if 'the proposal incorporates on-site parking provision or demonstrates that it will not have an adverse effect on local parking provision.'

Whilst it is understood that there is a planning fall-back position for this building and it could become a more intensive use without the need for planning permission, equally those intensive uses would only serve the local population normally within walking distance, whereas a HMO would generate traffic, journeys and parking similar to a residential dwelling.

Notwithstanding the above, there is emerging evidence that car ownership levels are lower for HMO's and together with the additional information the applicant provided on the 12th May which shows that there is kerbside parking available on this section of Caerau Road, then the proposal is considered acceptable. In addition, to further promote walking and cycling for shorter journeys and to meet the requirements of the Active Travel Act 2013 and PPW 12, I have requested a condition for a scheme of secure cycle parking as it is clear that future residents will not be able to store a cycle in their rooms.

As such the Highway Authority offer 'No Objection' subject to the conditions below:

- 1. The consent hereby granted shall be limited to six persons residing in the HMO.*

Reason: For the avoidance of doubt and to protect the safety and free flow of traffic on the surrounding highway network.

- 1. No development shall commence until a scheme for the provision of six secure cycle parking stands has been submitted to and approved in writing by the Local Planning Authority. The stands shall be implemented before the development is brought into beneficial use and retained as such unless otherwise approved in writing by the Local Planning Authority.*

Reason: In the interests of promoting sustainable means of travel to and from the site.

In addition, it is noted that the Local Centre and bus stop is a short walking distance from the site. On balance, it is considered that the change of use would not have an unacceptable impact upon highway and pedestrian safety. Therefore, the proposed development is considered to accord with 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.”*

The application is supported by a Green Infrastructure Statement which identifies the following Biodiversity enhancements:

- Bird Box
- Bat Box
- Insect Hotel
- Hedgehog House
- Refugia Collection

Whilst acknowledging that this is a relatively small-scale change of use Application, to fully ensure that 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 enhancements proposed 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 Replacement 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 result in an unacceptable loss of community infrastructure, or adversely prejudices highway safety, privacy or visual amenities nor so significantly harms 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 cannot be controlled through the planning system. As such, it is considered that the development is acceptable and complies with Policies SP1, SP3, SP5, SP6, SP9, SP17, SF1, PLA11, COM6, COM7, COM9, 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 condition(s):-

1. The development shall be implemented in accordance with the following approved plans:
 - Proposed Floor Plans and Sections

- Proposed Elevations
- Block Plan

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 6 persons only 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. Prior to the first beneficial use of the HMO hereby approved, the windows labelled 'Obscurely Glazed' as indicated on plan 'Proposed Elevations' shall be fitted with obscured glazing to a minimum of level 5 on the Pilkington index of obscurity, and any part of the window/s that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained as such thereafter.

Reason: In the interest of the amenities of the adjoining property, and to ensure the development complies with Policy SP3 of the Bridgend Replacement Local Development Plan (2024)

4. A scheme for the provision of secure cycle storage for 6no. bicycles shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within prior to beneficial use of the development hereby approved, and the cycle parking shall be retained for such 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.

5. A scheme of waste and recycling management for the property shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include a suitably located, screened and managed designated area for waste and recycling. The approved scheme shall be implemented prior to the beneficial use of the development hereby approved and the approved scheme shall thereafter be retained and maintained in perpetuity.

Reason: To ensure that adequate waste and recycling facilities are provided in accordance with Policy ENT15 of the of the Bridgend Replacement Local Development Plan (2018-2033).

6. A scheme detailing the existing ground levels and the proposed finished floor level of the rear amenity space shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the beneficial occupation of the HMO hereby approved and the approved scheme shall thereafter be retained and maintained in perpetuity.

Reason: To ensure that adequate living conditions for future occupiers are provided and retained in accordance with Policy SP3 of the Bridgend Replacement Local Development Plan (2018-2033).

7. Prior to the first beneficial occupation of the HMO hereby approved, a scheme of landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation in accordance with Policies SP3 and DNP6 of the Bridgend Replacement Local Development Plan (2024).

8. Notwithstanding the requirements of Condition 1, the biodiversity enhancements outlined in the 'Implementation' Section of the Green Infrastructure Assessment shall be undertaken in accordance with the associated timeline. The biodiversity enhancements shall be maintained and retained as such thereafter.

Reason: To avoid doubt and confusion and in the interest of enhancing biodiversity and to accord with Policies SP3 and DPN6 of the Bridgend Replacement Local Development Plan (2024).

9. * THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

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 and concerns raised, the proposed development, subject to the imposition of conditions, complies with Council policy and guidelines and does not result in an unacceptable loss of community infrastructure, 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 cannot be controlled through the planning system. As such, it is considered that the development is acceptable and complies with Policies SP1, SP3, SP5, SP6, SP9, SP17, SF1, PLA11, COM6, COM7, COM9, 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.

a) Land Drainage note

The conversion of the existing building will not require a SAB application, there is limited opportunity to reduce surface water run-off from the site.

No surface water is allowed to discharge to the public highway.

No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

b) SRS note

The fire safety measures and provision of amenities at the property should comply with the Authorities standards for HMO's, an outline of which are available here -

<https://www.srs.wales/en/Housing/HMO-Licensing/HMO-Licensing.aspx>
More comprehensive details of requirements can be obtained from Shared Regulatory Services (SRS) <https://www.srs.wales/en/Contact-Us.aspx>
The applicant should also notify SRS prior to occupation of the property.

c) DCWW note

The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Should circumstances change and the application proposes any operational development, including any new structures or increase in the roof area of the building, we must be re-consulted on this application.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. This means that any alterations to existing premises that result in the creation of additional premises or merging of existing premises must be constructed so that each of the premises is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

e) Biodiversity Note

With respect to biodiversity, the applicant is referred to Section B1: Biodiversity Design Guidance Sheet: Bats and Development when undertaking building demolition or works that will impact on a roof space which due to its nature creates a potential risk to bats. In particular you are referred to section 8.0 Bat Warning (pp 47) which provides good practice guidelines to be followed by all applicants whose development involves any risk to bats.

The applicant is advised to incorporate bird and/or bat boxes into the development which would provide summer roosting opportunities for birds/bats and would contribute to the environmental sustainability of the development. Further information can be found on page 46 section 7.0 of the above SPG. Incorporation biodiversity enhancements will help contribute to the environmental sustainability of the development. Such enhancements will demonstrate Local Authority compliance with Section 6 of the Environment (Wales) Act 2016 that places a duty on public authorities to 'seek to maintain and enhance biodiversity' so far as it is consistent with the proper exercise of those functions. In so doing, public authorities must also seek to 'promote the resilience of ecosystems'.

f) Bat informative

Bats often roost in houses and other buildings, and work on these buildings may disturb a bat roost. All bats and their roosts are protected against disturbance under UK and European legislation. If works are planned on a building in which bats are roosting, Natural Resources Wales must be contacted.

If work has already commenced and bats are found, or if any evidence that bats are using the site as a roost is found, work shall cease and NRW should be contacted immediately.

Where bats or their roosts are present, no works of site clearance, demolition or

construction shall take place unless a licence to disturb these species and/or their roosts has been granted in accordance with the relevant legislation.

NRW can be contacted at:-

Natural Resources Wales, Ty Cambria, 29 Newport Road, Cardiff CF24 0TP, 0300 065 3000

Bat Conservation Trust can be contacted at:-

Studio 15, Cloisters House

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None