

REFERENCE: P/25/700/FUL

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

LOCATION: 21 Humphreys Terrace, Caerau, Maesteg, CF34 0SG

PROPOSAL: Change of use of 4 bed residential dwelling (Use Class C3) to a 5 bed (max 5 persons) House in Multiple Occupation (HMO) (Use Class C4)

RECEIVED: 21 November 2025

DESCRIPTION OF PROPOSED DEVELOPMENT

Planning permission is sought for the change of use of this existing sole residence residential 4-bedroom dwelling (Use Class C3) to Use Class C4 (House in Multiple Occupation), as a five-bedroom unit with 1 bathroom and a separate W/C and communal shared facilities at 21 Humphreys Terrace, Caerau, Maesteg.

In general 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).

The submitted plans show that the existing building will be altered internally on the ground floor only by introducing a partition wall to create an additional front bedroom. The ground floor would comprise of a bedroom, a shared kitchen/living area with a bathroom and separate w/c. The first floor would accommodate 4 bedrooms, each measuring between 6.5 sq. m. and 10.5 sq. m. No external alterations are proposed.

There would be a rear access door and an existing tiered rear amenity space measuring approximately 15.5m in depth (from the rear elevation wall) and 5.2m in width to allow for a usable outdoor amenity space, cycle storage and an area for waste storage.

Figure 1 – Site Location Plan

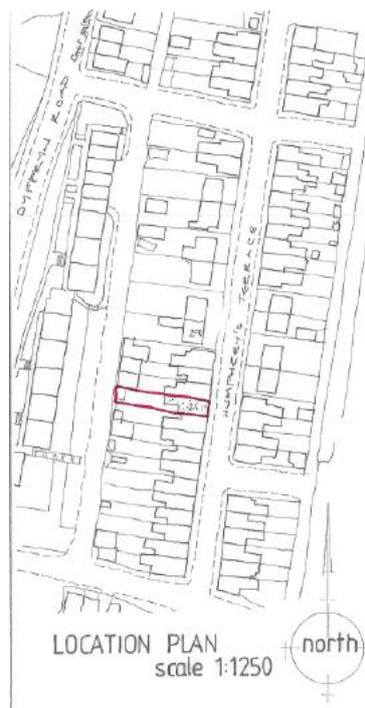
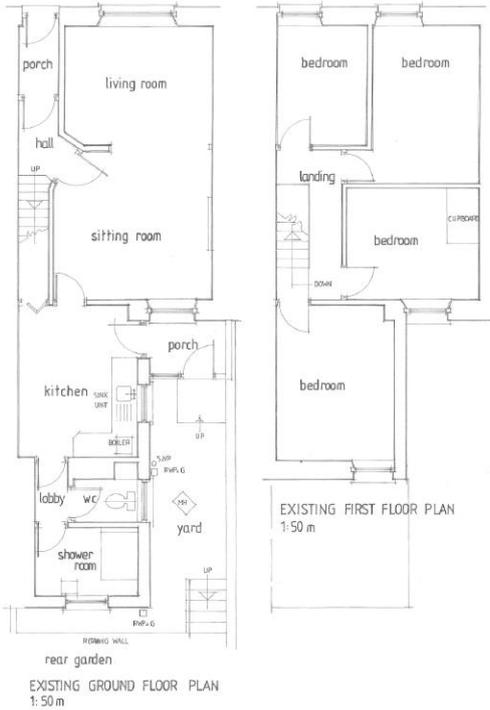
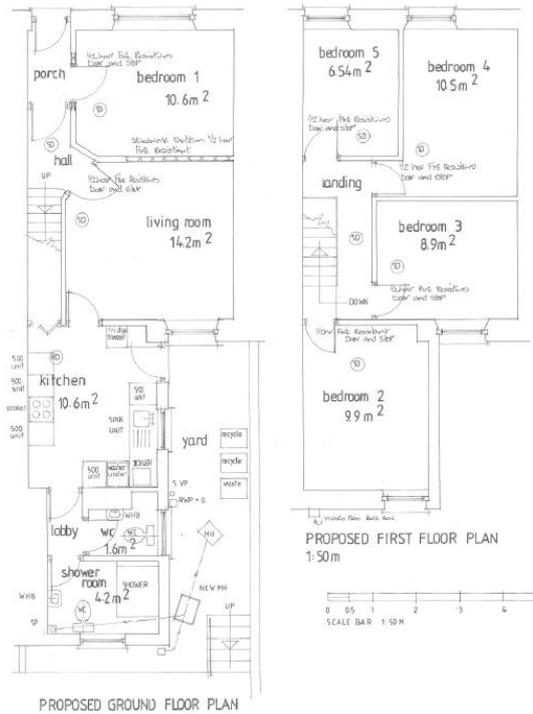


Figure 2 – plans

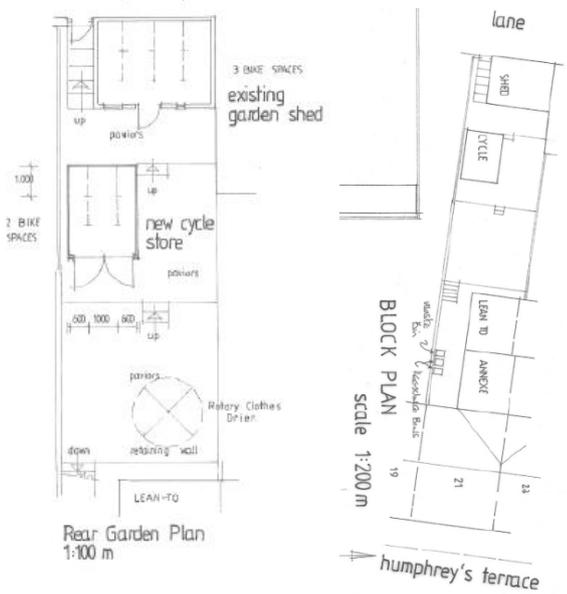
2a: Existing Floor Plans



2b: Proposed Floor Plans



2c: Rear Garden and Block Plan



SITE DESCRIPTION

The site relates to a terraced residential dwelling located within the Local Settlement of Caerau as defined by SF1 of the Bridgend Replacement Local Development Plan (2024) (RLDP).

The dwelling principally fronts Humphreys Street to the east, and has been previously extended on the ground floor level to the rear, with a generous tiered rear amenity space providing access to a substantial rear lane which includes parking provision for the Dyffryn Road flats to the west.

The building is finished with traditional stonework and tiles in keeping with the remainder of

the terrace. The wider street-scene is predominantly residential in nature, with Humphreys Terrace comprising traditional terraced style dwellings, although further up the street to the north are semi-detached dwellings with similarly proportioned gardens.

The nearest Local Centre is Caerau as defined by Policy SP12 of the RLDP approximately 370m to the north. The closest bus stop with a route to Bridgend Town Centre is 150m walking distance from the site.

Figure 3 – site photographs

3a/b: Front elevation and street-view



3c/d: Perspective view up and down the street



3e/f: Dyffryn Flats to the West and the rear amenity space of the site



3g: Aerial view including location of closest bus stops



3h: Zoomed in aerial view of site



RELEVANT HISTORY

No recent relevant planning history.

PUBLICITY

The Application has been advertised via a site notice and neighbours have been notified of the receipt of the Application. The period allowed for response to consultations/publicity expired on 19th December 2025.

CONSULTATION RESPONSES

Shared Regulatory Services: No objection. Information relating to the HMO additional requirements concerning fire safety and *The Management of Houses in Multiple Occupation (Wales) Regulations 2006*, in addition to Building Regulations and fire safety measures has been provided.

Highway Authority: No objection raised commenting that there are local public transport facilities and amenities nearby and the existing lack of parking provision which would not be worsened by the proposed change of use. A condition relating to the proposed cycle storage is suggested.

Dwr Cymru/Welsh Water: No objection raised.

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

REPRESENTATIONS RECEIVED

Councillor Paul Davies and Councillor Chris Davies have objected to the Application on the following grounds:

- Overdevelopment of the site, by way of intensification of use beyond what the property and surrounding area can reasonably accommodate.
- This Application conflicts with local planning policy and is contrary to the LDP objectives for housing mix, amenity and parking leading to a further reduction in the family housing stock for local residents.
- Lack of parking provision.
- Recycling issues as each unit will require several boxes and bags (approximately 5) to store and present on collection days.
- 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.
- Concerns relating to lack of private amenity to the residents with limited garden space for 5 individuals.
- Lack of sustainable work in the area.
- Caerau is becoming a magnet for developers seeking to make money, often for investors who have not connections or interest the local area apart from increasing their 'portfolios'.

Nine letters of objection and a Community Petition with 31 signatures have also been received on the following grounds:

- a) Planning Policy conflict including overdevelopment of the site and overconcentration of HMO's within the vicinity impacting upon local infrastructure and community character.
- b) Lack of knowledge regarding the future residents and potential for anti-social behaviour and noise leading to concerns over residents mental and physical health
- c) Parking provision and Highway Safety
- d) Residential amenity by way of increased comings and goings by the use. Concern over residents mental and physical health
- e) Waste and Refuse concern
- f) Fire safety and Building Standards
- g) Drainage Concern by increased water usage
- h) Loss of House Value
- i) Query relating to any article 4 directions in the area

COMMENTS ON REPRESENTATIONS RECEIVED

- a) Policy COM7 of the RLDP (2024) outlines criteria to prevent the overconcentration of HMOs; the proposal is considered acceptable in this regard. An HMO for 5 adults is considered similar in scale and use to a single household and therefore would have the same impact upon local infrastructure and community character.
- b) Issues in respect of anti-social behaviour and/or safeguarding are ultimately matters for the police and the proposal, which is for 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.

- c) Highways concerns are addressed in the Appraisal section of this report.
- d) Residential amenity concerns are addressed in the Appraisal section of this report.
- e) Waste and Refuse is addressed in the Appraisal section of this report.
- f) Fire Safety and Building regulations are outside of the remit of the planning system and the Applicant will have to comply with the required standards.
- g) Dwr Cymru/Welsh Water have been consulted on the matter and raised no objection.
- h) The value of nearby dwellings or buildings is not a material planning consideration.
- i) There are no article 4 directions in place in this area and the Application site is not located within a Conservation Area.

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.”*

Para 2.7 PPW 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 (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

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 RLDP (2024) 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 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
- **Policy ENT15:** Waste Movement in New Development

Supplementary Planning Guidance

- SPG02 - Householder Development
- SPG 06 – Houses in Multiple Occupation
- SPG17 - Parking Standards
- SPG19 - Biodiversity

APPRAISAL

This Application is referred to the Development Control Committee to consider the concerns raised by the Local Ward Members 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 and highway/pedestrian safety.

Principle of Development

The site is located within the Local Settlement of Caerau within an established, residential area and near to local services and facilities as defined by **Policy SF1 Settlement Hierarchy and Urban Management** of the 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 SP1 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 be classified 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 support 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 sustainable house type located close to local services and transport links within the vicinity. It would utilise the existing building, require minor alterations and provide appropriately sized bedrooms and communal living spaces for up to five occupants. All habitable rooms would benefit from natural light, ventilation and a means of outlook onto either Humphreys Terrace 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** which states: ‘*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 in Policy COM7, 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 and the proposal would not mean that the 10% threshold would be exceeded.
- 2) The proposal will not require any external alterations 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 transport links, green spaces and less than 400m to the Caerau Local Centre. It is noted that the Highways Officer has also not raised any objection to the proposal.
- 5) The proposal provides a sufficient area for waste and recycling storage (1.6m x 0.6m), a clothes drying area at the rear amenity space and provision of cycle parking, all of which can be secured via a condition of planning approval.
- 6) The proposal would not have an adverse impact on residential amenity, given the previous C3 use and the 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 and COM7 of the Bridgend Replacement Local Development Plan (2024), the Council's *Houses in Multiple Occupation Supplementary Planning Guidance (SPG* adopted February 2026) and, subject to satisfying the requirements of Policy SP3, the proposed development is acceptable in land use planning terms and accords with the RLDP (2024).

Visual Impact

Policy SP3 of the adopted RLDP (2024) highlights that all development should contribute to creating high quality, attractive, sustainable places by, amongst other:

- 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; and

- 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 not require any external alterations to the fenestration, it is domestic in scale and design with an outbuilding for cycle storage. As outlined above, the intensity of the proposed use is considered compatible with the wider land-use within the residential area. 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 accordance with criterion (2) of Policy SP3 of the RLDP (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 no changes to the fenestration or window positions. As such, the level of overlooking would not increase the level of mutual overlooking between neighbours and is acceptable in this regard.

With regards to the rear amenity space, there could be a level of disturbance through the creation of a redesigned domestic garden. However, as the previous use was a residential dwelling it is unlikely to impact the levels of privacy or overlooking that currently exists within the predominantly residential area.

Noise

Policy SP3 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 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 a family dwelling.

Any issues relating to noise from future residents of the property would be a matter for Shared Regulatory Services (Public Protection) 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 and a communal shower room with a toilet in a separate room and communal kitchen/living facilities being proposed to support the use, all of which are appropriate in the size guidelines set out in the HMO SPG.

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 the storage of bicycles.

Bin storage and cycle storage

A suitable waste storage area and cycle parking would be provided, as shown on the submitted Block Plan, at the rear of the property. To ensure the suitability of the proposal, a scheme for a covered waste storage area will be imposed by condition, in addition to a suitably worded condition 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 RLDP (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 states that 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 as follows:

'The proposal seeks consent to change the use of a C3 (Residential dwelling) to C4 (HMO). It is noted that the HMO SPG has been adopted although no information in respect of assessment of parking has been provided. Notwithstanding it is also noted that the Application was submitted prior to its adoption and accordingly it would be unreasonable to seek such information at this stage. As such an internal assessment has been carried out against the 5 step process in table 7 of the SPG.

The nearest serviced bus stops to the property are located on at the junction of Tonna Road, Dyffryn Road and Bedw Street 150m walking distance. These have an hourly service throughout the day in both a Northbound and Southbound direction although these do not extend into the evening. Maesteg Railway station is beyond a reasonable walking distance.

The property lies within a 230m walking distance from a surgery and 435m from a foodstore.

The existing 4 bedroom terraced property generates a requirement for 3 off-street parking spaces but does not benefit from any and it is noted that none are proposed as part of the proposal. It is considered however that the proposed change of use to a HMO (for a maximum of 5 persons) will not generate any greater parking demand which would otherwise require further provision. The proposal is therefore considered a nil detriment situation and no assessment of local parking capacity is required.

The scheme is supported by a proposal for secure cycle storage which, whilst being in excess of requirements, is considered acceptable.

I would advise that the observations of the Highway Authority are: -

No Objection subject to the following conditions:-

1. *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.'

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 RLDP (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: *“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.”*

Policy SP3 of the adopted RLDP (2024) requires development to Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks.

Policy DNP6 states: *“All development proposals must provide a net benefit for biodiversity and improved ecosystem resilience, as demonstrated through planning Application submissions. Features and elements of biodiversity or green infrastructure value should be retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. Development proposals must maintain, protect and enhance biodiversity and ecological networks / services. Particular importance must be given to maintaining and enhancing the connectivity of ecological networks which enable the dispersal and functioning of protected and priority species”*

Policy DNP7 states: *“development that would adversely affect trees woodlands and hedgerows of public amenity or natural/cultural heritage value or provide important ecosystem will not be permitted”*. Policy DNP8 requires new development proposals to integrate, protect and maintain existing green infrastructure assets and to enhance the extent, quality, connectivity and multi- functionality of the green infrastructure network.

In this case the proposed site is located within the Local Settlement of Caerau; the proposal is within an existing residential dwelling with limited biodiversity value. The Applicant has annotated the submitted plans showing a bird box would be installed. 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 which provides 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 RLDP (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 RLDP policy and relevant 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 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, SP17, SF1, PLA11, COM6, COM7, DNP6, DNP9, ENT15 (and the Houses of Multiple Occupation SPG) of the RLDP (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:

3058(C): Proposed Section (1:100)
3058(C): Proposed Ground Floor Plan (1:50)
3058(C): Proposed First Floor Plan (1:50)
3058(C): Block Plan (1:200)
3058(C): Rear Garden Plan (1:100)

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 5 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. The approved cycle storage scheme as outlined on the plan titled 'rear garden plan 1:100' shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity thereafter.

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. 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 (2024).

5. Prior to the first beneficial occupation of the HMO hereby approved, an artificial nesting site for birds shall be erected on the dwelling 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. Must be placed under or close to roofs, at least 5m from the ground.

Dimensions: H150 x W340 x D150mm

Reason: In the interest of enhancing biodiversity and to accord with Policy SP3 and DPN6 of the Bridgend Replacement Local Development Plan (2024).

6. * 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 RLDP (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 RLDP policy and relevant 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 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, SP17, SF1, PLA11, COM6, COM7, DNP6, DNP9, ENT15 (and the Houses of Multiple Occupation SPG) of the RLDP (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) SRS note

The proposed use will be a 5 bed House in Multiple Occupation (HMO) split over 2 storeys and as such the Applicant will not require a HMO licence to operate. However the property, will still be classed as a HMO and subject to additional requirements concerning fire safety and The Management of Houses in Multiple Occupation (Wales) Regulations 2006. We would advise that the Applicant is made aware of this information and ensures that the conversion of the property complies with Building Regulations and has the correct fire safety measures in place.

The fire safety measures and provision of amenity standards 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.

b) DCWW note

Condition

No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

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. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each 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 on water and sewerage connections.

The Applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the Applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the Applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the Applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

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.

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.

c) 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'.

d) 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