

REFERENCE: P/26/422/FUL

APPLICANT: Mr F Lugado 29 Litchard Park, Litchard, Bridgend, CF31 1PF

LOCATION: 29 Litchard Park Litchard Bridgend CF31 1PF

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

RECEIVED: 4 August 2026

DESCRIPTION OF DEVELOPMENT

The Application seeks planning permission for the change of use of a three-bedroom dwellinghouse property from Class C3 (Dwellinghouse) to Class C4 (House in Multiple Occupation), as a four-bedroom unit with communal shared facilities. The property is located at 29 Litchard Park, Bridgend.

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).

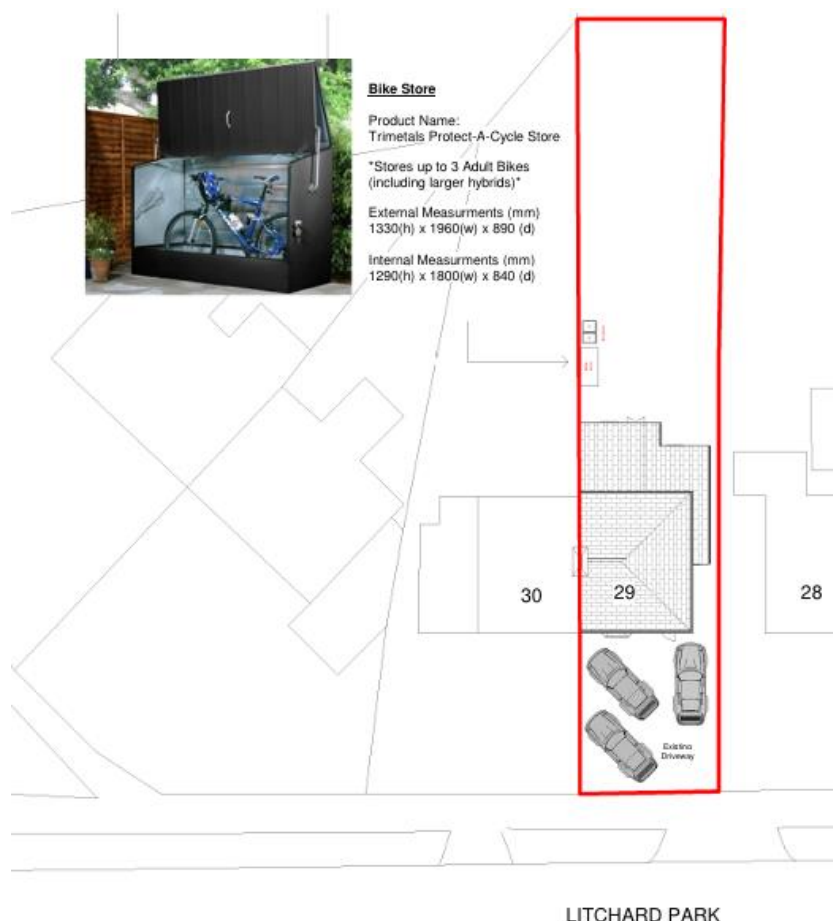


Fig. 1: PROPOSED SITE PLAN

The submitted plans indicate that the existing 3-bedroom house would be altered internally to accommodate the proposed change of use. The proposal would involve alterations on the ground floor to create a new communal living/kitchen room. The development would also involve the conversion of the existing reception room at the rear of the house to a bedroom and creation of a new bedroom at the front. Both bedrooms would have en-suite bathrooms. The first floor would remain largely unaltered apart from the conversion of the small bedroom into an en-suite for bedroom 2 and the existing family bathroom becoming

an en-suite for proposed bedroom 1. All bedrooms would be accessed from the existing front door and hallway.

No changes are proposed to the exterior of the property.

The rear garden area would remain as a communal open space with bicycle storage.

Bat boxes would be installed on the side and rear elevations of the property.

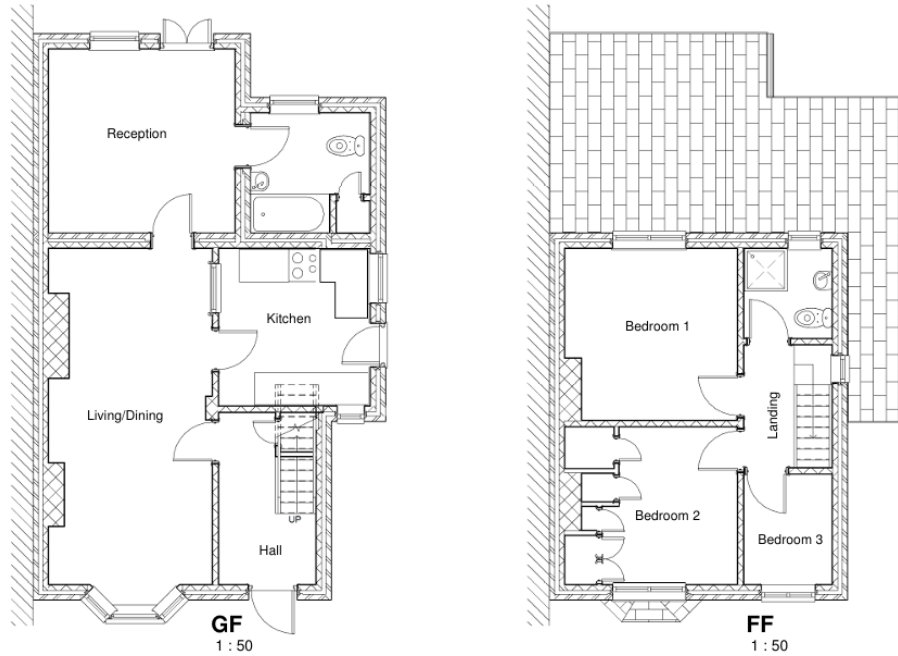


Fig. 2: EXISTING FLOOR PLANS

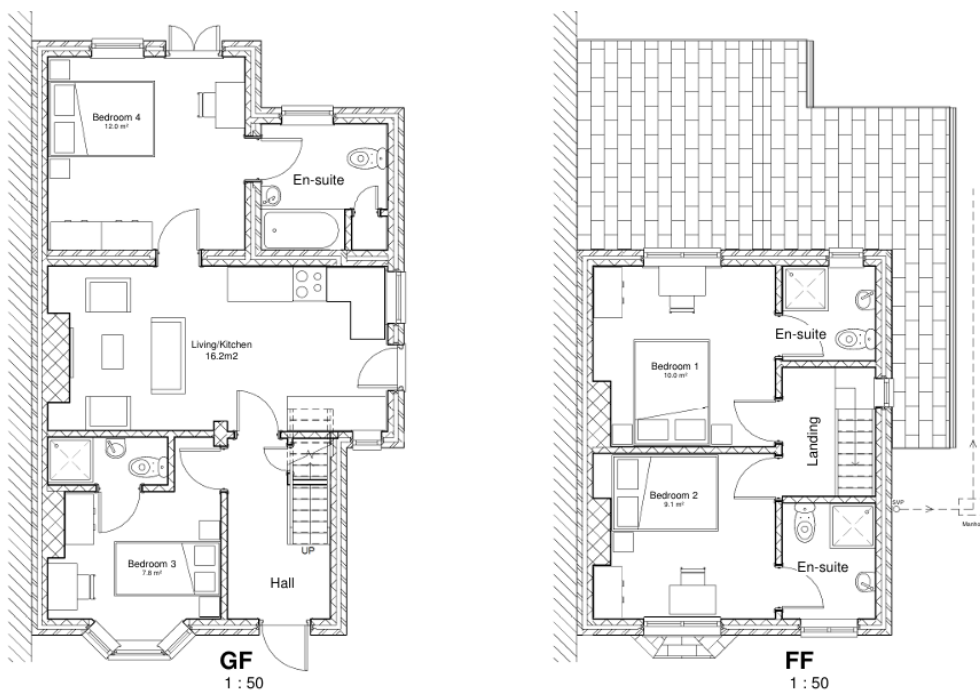


Fig. 3: PROPOSED FLOOR PLANS

The application was supported by a Planning Statement, Green Infrastructure Statement and an HMO Supplementary Planning Guidance Compliance Statement.

SITE AND LOCALITY

The proposal is defined in policy terms as being located within the Primary Key Settlement of Bridgend as defined by **Policy SF1 Settlement Hierarchy and Urban Management** of the Bridgend Replacement Local Development Plan 2024 (RLDP).

The Application site comprises a two-storey semi-detached dwelling located at 29 Litchard Park in Litchard. The property contains space for 2 cars on hardstanding at the front along with an enclosed garden to the rear.

It should be noted that planning permission was granted for a single storey '*bathroom and bedroom extension to the rear*' of the property in 1996 (P/96/840/FUL refers) and this has since been constructed. The approved plans indicate that the extension was likely developed for an elderly resident or person with disabilities and required level access and sliding doors. The submitted Application plan indicates that this room is currently in use as a reception room.

Given the description of development and its subsequent approval by the Local Planning Authority, the property would be lawfully considered to be a four-bedroom dwelling house.

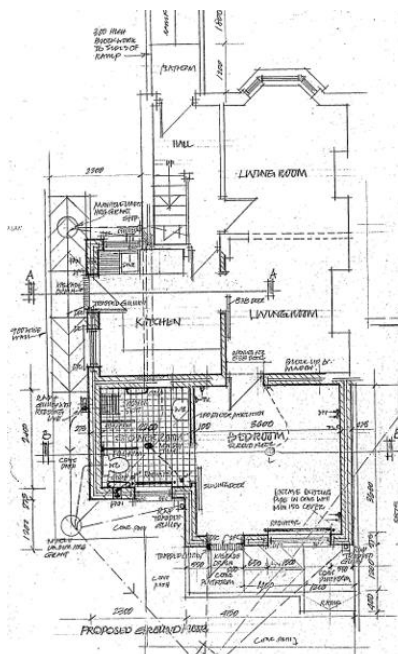


Fig. 4: APPROVED FLOOR PLAN – App. No. P/96/840/FUL



Fig. 5: LOCATION PLAN



Fig. 6: APPLICATION PROPERTY (09/09/2026)



Fig. 7: REAR GARDEN AREA (09/09/2026)



Fig. 8: LITCHARD PARK LOOKING EAST (09/09/2026)

The Application site is located on the south side of Litchard Park, an established residential area comprising mainly semi-detached houses of a similar character and appearance. Properties generally benefit with on-site parking, some with driveways and

garages located to the rear of the dwellings. Litchard Park has a narrow approximately 5m wide carriageway, of a width capable of providing on-street parking on one side of the street only.

The adjoining semi-detached property at 30 Litchard Park is currently being developed with a first-floor side extension. The proposed four-bedroom dwelling will be provided with on-site parking for two vehicles.

The property is located approximately 250m walking distance from the Princess of Wales Hospital. Coity Road is a bus route with frequent bus services. The Wildmill Railway Station is located to the west of the Application site, with a walking distance of approximately 530m away.

PLANNING HISTORY

P/96/840/FUL – Bathroom and bedroom extension to rear. Approved 08/10/1996.

CONSULTATIONS

Coity Higher Community Council: Objection and seeks speaking rights before the Development Control Committee.

Highways Officer: No objection subject to the imposition of parking conditions.

Land Drainage: No concerns raised.

Shared Regulatory Services: *'The property should contain appropriate automatic fire detection and a protected escape route (as required), in line with [LACORS](#) guidance.'*

Dwr Cymru/Welsh Water: Advises that adequate capacity exists in the public sewerage system for the proposed use. Should permission be granted, a standard condition is requested prohibiting the discharge of surface water into the public system and other standard DC/WW advisories.

South Wales Fire and Rescue Service: Standard fire safety advice provided recommending that adequate water supplies be provided for firefighting purposes and that adequate access be provided for firefighting appliances.

PUBLICITY

The Application was publicised by site notice, and neighbours have been notified of the receipt of the Application.

The period allowed for response to consultations/publicity expired on 4 September 2026.

REPRESENTATIONS RECEIVED

Cllr A Williams: Objects to the proposal and seeks speaking rights before the Development Control Committee.

Cllr M Williams: Concerns raised over density of HMOs, insufficient parking and Anti-Social Behaviour (ASB) and requests that the Application be determined by the Development Control Committee.

Twenty-four representations were received from surrounding residents of Litchard Park including a representation from Cllrs A Williams and M Williams raising concerns with the level of development of the property and overconcentration of similar uses in the area.

An objection was received from Coity Higher Community Council stating that the proposed

development was not suitable for a family oriented neighbourhood. The loss of a family home and over intensification.

Two of the objections received came from the same address.

Cllr A Williams, the Coity Higher Community Council and one objector have requested speaking rights before the Development Control Committee.

Cllr M Williams has requested that the Application be determined by the Development Control Committee due to concerns over the density of HMOs and similar uses, insufficient parking and issues of anti-social behaviour.

Concerns raised in the representations received include:

- It is considered that there is no need for the HMO
- Proposed development would provide unsuitable and cramped living conditions
- The area contains an existing HMO already and would result in an overconcentration of such uses
- Overdevelopment of the property
- Loss of family housing
- Possible status and character of future occupants
- Safeguarding concerns given the proximity of the property to the Litchard Primary School
- Litchard Park is not considered to be a suitable location for an HMO and contains young families and elderly people who would be adversely affected by noise and anti-social behaviour
- The HMO would be incompatible in the area and would have a negative impact on residential character
- Limited on-street parking available
- Proposal would place pressure on roads and existing infrastructure
- Parking and highway safety effects
- Litchard Park already experiences parking pressures from hospital visitors and care workers
- Any increase in the number of residents likely to result in highway parking pressures
- On-street parking would create access issues for emergency vehicles
- The lack of a parking impact assessment
- The proposal would place further pressure on local services and amenities
- Proposal would result in increased waste and litter
- Adverse impacts on residential amenity
- Plans submitted do not include roof details which would show an existing rooflight
- Proposed development would be contrary to Policy COM7 of the Bridgend Replacement Local Development Plan 2024
- HMO may exceed the 10% density threshold
- The HMO would be permitted to accommodate up to 6 persons under the Use Class C4
- Significant impact on the amenity of the occupiers of the neighbouring semi-detached house
- No details of soundproofing provided
- Noise effects and their impact on the health and wellbeing of a disabled neighbour
- Loss of privacy and overlooking of adjoining gardens
- Possible use of loft space as an additional bedroom
- Impact on property values
- Detrimental impact on the desirability of the area

COMMENTS ON REPRESENTATIONS RECEIVED

Factors to be taken into account in making Planning decisions must be Planning matters, that is, they must be relevant to the proposed development and the use of land in the public interest.

- It is not necessary in terms of planning law or practice that an Applicant establish that there is a need for a proposed use or development.
- Issues in respect of anti-social behaviour are ultimately matters for the police and the proposal, which is a residential use, in purely land use terms is unlikely to inherently result in such serious levels of anti-social behaviour as to warrant or justify the refusal of this Application. Furthermore, there is no compelling evidence to suggest that HMOs of the scale being considered would result in increased levels of crime or fear of crime within the locality of the site. The causes of anti-social behaviour and criminal activity are recognised to be diverse and cannot be attributed to any housing type alone, and it is considered that an appropriately managed, HMO use, for a maximum of four people, would not cause such anti-social behaviour or perception of anti-social behaviour to recommend refusal of the Application in this case.
- Planning permission is sought for the use of the property as an HMO. The characteristics or backgrounds of any future occupants is not known and is not a material planning consideration.
- The Applicant has sought planning permission to establish a four-bedroom C4 Use. The number of occupants has not been stated. The maximum occupancy of the HMO can be controlled by planning condition, and the Use Class does not set the maximum occupancy at 6 persons
- No details of soundproofing have been provided with the Application. As the change of use remains residential, there are no building regulations requiring the installation of noise insulation with adjoining properties or between separate bedroom units.
- The Applicant was requested to provide an HMO SPG compliance statement along with a Parking Impact Assessment. This was provided and was made available to view on the planning webpage on 02/09/2026.
- As the proposal involved no changes to the existing roof slopes, no roof plan was requested when the Application was validated.
- The Application does not propose the use of the loft area for habitable accommodation.
- There is no evidence provided of any excessive demands placed on existing amenities, services or infrastructure and/or its inability to cope with the proposed change of use.
- Any impact on property values is not a material planning consideration.

The material issues raised in the objections received are 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 PPW, 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 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 Replacement Local Development Plan 2018-2033 (**RLDP**), 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 ENT15:** Waste Movement in New Development
- **Policy DNP6:** Biodiversity, Ecological Networks, Habitats and Species
- **Policy DNP9:** Natural Resource Protection and Public Health

Supplementary Planning Guidance

In addition to the adopted Local Development Plan, the Council has approved Supplementary Planning Guidance the following are of relevance.

- **SPG02** – Householder Development
- **SPG06** – Houses in Multiple Occupation
- **SPG17** – Parking Standards
- **SPG19** – Biodiversity and Development

APPRAISAL

This Application is referred to the Development Control Committee to consider the concerns raised by Local Ward Members, the Community Council and neighbouring occupiers.

Having regard to the above, the main issues to consider in this Application relate to the principle of development, design and visual effects, impacts on the amenities of neighbouring residents, highway and pedestrian safety, waste movement and biodiversity.

Principle of Development

The proposal site is located within the Primary Key Settlement of Bridgend as defined by **Policy SF1: Settlement Hierarchy and Urban Management** of the Bridgend Replacement Local Development Plan 2024 (RLDP). **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 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 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 vicinity. It would utilise the existing dwelling, require minor alterations and provide appropriately sized bedrooms and communal living spaces for occupants. All habitable rooms would benefit from natural light, ventilation, and a means of outlook to either Litchard Park or the rear facing garden. For these reasons, the proposed HMO is considered to meet the criteria of **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 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) A search of the planning records and the Public Register of Licensed HMO's identifies no existing HMO located within a 50m radius of the Application property. The existing five-bedroom HMO, mentioned by objectors which is situated west of the Application property on the corner of Litchard Park and Pendre is located approximately 82m from the Application site and therefore outside the 50m radius.

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

- 2) The proposal will not require any external extensions or 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. As previously

indicated, the semi-detached house was constructed as a three-bedroom property and has been extended following the grant of planning permission in 1996 providing an additional ground floor bedroom and bathroom.

As an existing four-bedroom property, the proposed change of use would not increase the number of bedrooms, and hence the scale and intensity of the use. However, to ensure that the level of development remains appropriate within the surrounding area, it is recommended that a condition be imposed to ensure that the maximum number of occupants is limited to four persons only. This would accord with the advice provided by the Applicant in the HMO SPG Compliance Statement whereby it is indicated that the bedrooms are to be assessed as single rooms (Section 2, Criterion 6 – Residential Amenity).

- 4) Additional on-site car parking is proposed at the front of the property for up to three vehicles. The Applicant proposes covered and secure cycle parking within the rear amenity space, however the facility proposed would need to meet the relevant cycle parking standards. Furthermore, it should be noted that the property is located in a highly sustainable location in close proximity to transport links, including buses and trains. It is also noted that the Highways Officer has also not raised any objections to the proposal.
- 5) The proposal provides an enclosed garden area to the rear which contains sufficient space for waste and recycling storage, clothes drying and cycle parking, all of which can be secured via a condition of planning approval.
- 6) It is considered that the proposal would not have an adverse impact on residential amenity, given the previous C3 use and the predominantly residential street-scene.

The Proposed Development has been considered against the HMO SPG06 and a Compliance Statement provided. This indicates that the proposed development would accord with the criteria of **Policy COM7** of the RLDP.

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 SPG 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).

Design and Visual Impact

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’*

Policy SP3 of the Replacement Bridgend Replacement Local Development Plan (2024) 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 character.
- Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.

Local Planning Authorities should ensure that proposed developments should not have an unacceptable impact upon the character and amenity of an area.

Criterion (b) of **Policy SP3** states that development must '*Be appropriate to its local context in terms of size, scale, height, massing, elevational treatment, materials and detailing, layout, form, mix and density.*' Criterion (c) notes that development must '*use land efficiently by being of a density which maximises the development potential of the land whilst respecting that of the surrounding development.*'

The proposed HMO would not require any external additions or alterations to the building or its fenestration. The only physical change to the property would be an outbuilding for cycle and refuse storage which would both be domestic in scale and design. As outlined above, the intensity of the use is considered compatible with the wider land-use within the surrounding 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 accord with criterion (b) and (c) of **Policy SP3** of the RLDP.

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 does not involve any extensions. As such there are no issues in terms of building dominance, overlooking or overshadowing, over and above what already exists on site.

Overlooking/loss of privacy

In terms of overlooking and loss of privacy, the proposal does not involve any 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. The proposed ground floor bedroom would look out to the car-parking forecourt and beyond to the street, and whilst passers-by could look onto this room as currently the case, the privacy of future occupants can be maintained by curtains or other window finishes.

With regards to the rear amenity space, the area and its use will remain largely as existing. 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 occupiers of the HMO, each bedroom facility would have a satisfactory outlook with appropriate habitable room space and their own separate en-suite facilities. These would all meet the size guidelines set within the HMO SPG.

With regard to outdoor amenity space, the proposed layout provides an accessible outdoor space at the rear of the property that occupiers can use for drying of clothes, storage of bicycles and sitting out.

Bin storage and cycle storage

A suitable waste storage area and cycle parking is indicated 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 can be imposed in addition to a suitably worded condition to ensure suitable covered and secure cycle storage is available for 4 cycles.

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 is therefore considered to accord with **Policies SP3, PLA11** and **ENT15** of the Bridgend Replacement Local Development Plan (2024).

Highway Safety

Policy SP5 of the RLDP 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 has been supported by a Parking Impact Assessment which was requested in order to establish the highway characteristics and parking credentials of the proposal.

The plans submitted with the Application indicate an intention to provide on-site parking for three vehicles to the front of the property. The Council's Highways Officer has indicated that, given the space available, only two vehicles could be comfortably accommodated. Cycle parking is to be provided at the rear of the property.

The residential properties on Litchard Park contain on-site parking for one to three vehicles, some with garages at the rear. There are no parking restrictions on the public

highway and observations indicate that on-street parking demand along Litchard Park is generally low and does not raise concern.

The Council's Highway Officer has reviewed the proposal and advised:

'The proposal seeks consent to change the use of a C3 (Residential dwelling) to C4 (HMO).

SPG 6 - Houses in Multiple Occupation has recently been adopted. This requires the submission of a parking assessment to accompany the application. Such a document has been provided and has been considered against the 5-step process in table 7 of the SPG.

The nearest serviced bus stops to the property are located on Litchard Terrace and Coity Road with 11 services per hour between them in both directions. Not all these extend into the evening however there are evening services. The nearest train station is at Wildmill (some 750m walk) and has an hourly service in both directions.

The property lies within a 700m walk distance from a community centre, 1.6km from a supermarket.

The existing 3-bedroom semi-detached property generates a requirement for 3 off-street parking spaces but notwithstanding the site plan showing 3 cars on the frontage it is considered only to benefit from 2 off-street spaces. It should be noted that the two spaces that could be accommodated in the current situation would not be capable of independent operation. It is considered however that the proposed change of use to an HMO (for a maximum of 4 persons) will not generate any greater parking demand which would otherwise require further provision. However, given the fact that the current two parking spaces cannot be operated independently a revised scheme of parking for two vehicles would need to be provided and implemented to be able to consider this proposal a nil detriment situation.

Accordingly, no assessment of local parking capacity is required.

The scheme is supported by a proposal for secure cycle storage which is considered acceptable in principle however this should be provided at ratio of 1 cycle per bedroom.

Unfortunately, the submitted drawing details the proposed cycle store to the rear of the property and that it is limited to 3 cycles. Notwithstanding the submitted HMO SPG assessment suggests the provision of two such cycle stores (6 cycles) to be located to the front of the property. This would be sufficient but given the discrepancy it is considered that this should be clarified through the submission of a scheme which can be sought by imposition of a planning condition.

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

No Objection subject to the following conditions:

1. No development shall commence until a scheme for the provision of secure cycle storage for 4 cycles has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity

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

2. No development shall commence until a scheme for the provision of 2 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 before the development is brought into beneficial use and retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

On balance, and subject to the imposition of conditions on car and cycle parking provision and a limit on the number of occupants, 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).

Waste Movement and Management

Policy ENT15: Waste Movement in New Development of the RLDP requires that all proposals for new built development must include provision for the proper design, location, storage and management of waste generated by the development both during construction and operation of the site. Development must incorporate, as appropriate, adequate and effective provision for the storage, recycling and other sustainable management of waste, and allow for appropriate access arrangements for recycling and refuse collection vehicles and personnel.

The plans submitted indicate a dedicated waste and recycling storage area at the rear of the property. Accordingly, and subject to the approval of storage details, the proposal is considered to comply with **Policy ENT15** of the RLDP.

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.”*

Policy SP3 of the RLDP requires development to ‘*Safeguard and enhance biodiversity and integrated multi-functional green infrastructure networks*’.

Policy DNP6 Biodiversity, Ecological Networks, Habitats and Species of the RLDP 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 wherever 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”

In this case the proposed site is located within settlement, and the proposal is within an existing residential dwelling with limited biodiversity value. The submitted plans show two bat boxes are to be installed on the south and west facing elevations of the building.

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 implemented. As such the proposal is acceptable in terms of its impact on 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 adversely prejudice 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.

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 and ENT15** (and the Houses of Multiple Occupation SPG) 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 begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

A305 - PROPOSED SITE PLAN
A303 - PROPOSED FLOOR PLAN
A304 - PROPOSED ELEVATIONS

PLANNING STATEMENT
GREEN INFRASTRUCTURE STATEMENT

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

3. The premises shall be used as a house in multiple occupation (Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended)) accommodating a maximum of 4 persons 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.

4. No development shall commence until a scheme for the provision of 2 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 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 PLA11 of the Bridgend Replacement Local Development Plan (2024).

5. No development shall commence until a scheme for the provision of secure cycle storage for 4 cycles has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to / from the site and to accord with Policy SP5 of the Bridgend Replacement Local Development Plan (2024).

6. 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).

7. Prior to the first beneficial occupation of the HMO hereby approved, an artificial nesting site for bats shall be erected on the side and rear of the dwelling as per the details submitted with the Application.

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

8. * 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 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.

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 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) SRS note

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 for an HMO 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 advisories

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.

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. 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.

As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. In the event this proposed development amounts to a total impermeable area of 100sqm or more, approval of Sustainable Drainage Systems (SuDS) features will be required in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It would therefore be recommended that the developer engage in consultation with Bridgend County Burrough Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

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.

Dwr Cymru Welsh Water is not responsible for fire protection or for providing suitable fire flows. Providing fire flows and fire protection are the responsibility of the appropriate regional Fire Services. We refer you to the 3rd Edition of the National Guidance Document on the Provision of Water for Fire Fighting published by the Local Government Association and Water UK.

JANINE NIGHTINGALE
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None