

DATE WRITTEN	6th May 2021
REPORT AUTHOR	Judith Jones
CASE OFFICER	David Cross
COMMITTEE	Planning and Regulatory
COMMITTEE DATE	12th May 2021

Application No.
P/21/0086

Date
22nd March 2021

Determining Authority
MTCBC

Proposed Development

Location

Name & Address of Applicant/Agent

Change of use from 3 bedroom house to 3 bedroom house of multiple occupation

6 Lavender Road
Gurnos
Merthyr Tydfil
CF47 9DL

H & R Holdings Limited
17 Muriel Terrace
Dowlais
Merthyr Tydfil
CF48 3PB



P/21/0086

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Councillor Clive Tovey has requested that this application be reported to Committee due to concerns regarding the suitability of the location for the proposed house of multiple occupation.

APPLICATION SITE

This application relates to a mid-terrace dwelling located in the residential area of the Gurnos. The site is bound to the north-west and south-east by adjoining properties, with a rear garden to the south-west that abuts a footpath and a footpath to the front (north-east). The main highway (Lavender Road) serving the property is situated to the west and south of the property.

PROPOSED DEVELOPMENT

Full planning permission is sought for the change of use of a 3 bedroom dwelling to a 3 bedroom house of multiple occupation (HMO). There are no proposed alterations to either the exterior or interior of the building. The submitted plans indicate that those living at the property would share the bathroom, kitchen and sitting room.

The applicant has indicated that the intention is to let the property to nurses who are seeking accommodation close to the Prince Charles Hospital. It has been indicated that the applicant's policy is that no guests can reside at the property and as such would be limited to a maximum of 3 residents.

It is noted that there are no dedicated parking spaces for the dwelling. However, within the immediate vicinity there are a number of hardstanding areas that are used for car parking by the residents.

PLANNING HISTORY

There is no relevant planning history relating to this application site.

CONSULTATION

Head of Engineering - No objection

Environmental Health
Manager - No objection

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent out to the neighbouring properties on the 30th March 2021.

No representations were received as a result of this publicity exercise.

POLICY CONTEXT

National planning policy

The Future Wales – The National Plan 2040 sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

Planning Policy Wales (PPW), Edition 11, February 2021:

Paras 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.12 discusses movement and states that ‘...*Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate...*’

Local planning policy

Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031

- Policy SW4 - Settlement Boundaries
- Policy SW11 - Sustainable Design and Placemaking

PLANNING CONSIDERATIONS

Land use principle

The application site is located within the settlement boundary and primary growth area, as identified in the LDP, where the majority of new development is generally encouraged. The property is a dwelling within a well-established residential area. The site is also within walking distance of nearby bus stops. Therefore, the principle of the development is acceptable and complies with policy SW4 of the LDP.

Design approach

There are no alterations required to the property in order to convert its use from a dwelling to a HMO. As such, the proposal would have no impact on the character or appearance of the area. Therefore, the proposal complies with policy SW11 of the LDP.

Impact on local amenity

The dwelling has 3 bedrooms, which given the size of the property, could accommodate a small family. The applicant does not seek to increase the number of bedrooms and has indicated that a maximum of three people (1 in each room) would reside at the property at any time. In this respect it is acknowledged by Environmental Health that the bedrooms are of a sufficient size to accommodate a maximum of three people. Additionally, the communal rooms are deemed to be of an adequate size. Given that there would be no significant change in the number of people who reside at the property, the proposal would not be expected to give rise to any greater impact on the neighbouring residents (i.e. from noise and disturbance). Furthermore, it is acknowledged that no objections have been received from local residents following the publicity exercise. Accordingly, the proposal complies with policy SW11 of the LDP.

Highway implications

It is noted that the property currently does not benefit from any designated off-street parking spaces, this being the same circumstance for the neighbouring properties. However there are hardstanding areas within the immediate vicinity that can accommodate off-street parking, which currently appear to be underused. It is considered that the change of use of a 3 bedroom dwelling to a 3 bedroom HMO, would not give rise to a greater demand for parking in the area. In this respect, the Head of Engineering has not raised any highway safety concerns. Therefore, the proposal complies with policy SW11 of the LDP.

CONCLUSIONS

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (“the WBFG Act”) has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

For the reasons set out above, the proposed development is acceptable and would not have an adverse impact on the surrounding area or neighbouring residents. Therefore, the proposal complies with the relevant LDP policies and the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with 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:

Proposed ground and first floor plans - Received 25.03.2021

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.