

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL  
MUNICIPAL YEAR 2024-2025:**

**PLANNING AND  
DEVELOPMENT COMMITTEE  
12<sup>th</sup> SEPTEMBER 2024  
REPORT OF: DIRECTOR  
PROSPERITY AND  
DEVELOPMENT**

**Agenda Item No. ....**

**APPLICATION NO: 24/0125/10 – Change of  
use from residential dwelling (Use Class  
C3) to HMO (Use Class C4) at 1 MILL  
STREET, TRECYNON, ABERDARE, CF44  
8NA**

**1. PURPOSE OF THE REPORT**

Members are asked to consider the determination of the above planning application.

**2. RECOMMENDATION**

That Members consider the report in respect of the application and determine the application having regard to the advice given.

**3. BACKGROUND**

This application was reported to 20<sup>th</sup> June 2024 Planning and Development Committee meeting with an officer recommendation of approval. A copy of the original report is attached as **Appendix A**. At that meeting, following advice provided by the Head of Major Development and Investment, Members resolved to defer the application to a future meeting of the Planning and Development Committee meeting in order to obtain a scaled and more detailed plan of the layout of the application property to enable a more thorough assessment of the level and quality of the accommodation proposed.

Following the subsequent submission of an updated plan, the application was reported back to 15<sup>th</sup> August 2024 Planning and Development Committee (report attached as **Appendix B**) where Members were minded to refuse the application, contrary to the recommendation of the Director of Prosperity and Development, as they considered that the property is not suitable for use as a 6 bedroom house in multiple occupation.

As a consequence, it was resolved to defer determination of the application for a further report to highlight the potential strengths and weaknesses of taking a decision contrary to officer recommendation.

**4. PLANNING ASSESSMENT**

The officer considerations regarding the principle of the development are outlined in the original report however, a brief summary is provided below:

Full planning permission is sought for the conversion of a residential dwelling (Use Class C3) to a House in Multiple Occupation (HMO) (Use Class C4).

It is considered that HMOs have a key role to play in meeting housing need within the social rented sector and that the proposal would assist in providing alternate accommodation within the village for residents that cannot afford properties of their own. However, it is also acknowledged that the occupation of a house by multiple individuals can result in the intensification of its traditional residential use and that such an intensification could result in having negative impacts upon future occupants, their neighbours, and the local community.

In this case, the scheme relates to an existing building that has most recently been in residential use, although it must be noted that the property has previously been used as a house in multiple occupation (prior to the change in legislation which introduced the C4 Use Class for houses in multiple occupation for 3 to 6 people).

The application site is located within settlement limits and within a designated retail zone which is characterised by both commercial and residential properties. Given this location, the site is considered to be in a sustainable location with good access to public transport links and local services and facilities, which is considered acceptable. Furthermore, the application complies with the Council's Supplementary Planning Guidance (SPG): Houses in Multiple Occupation and the proposed use is considered acceptable, in principle, at this location.

The proposal would not involve any physical alterations to the property, and it would therefore have no impact upon the character and appearance of the application property or the surrounding area. Furthermore, with no physical alterations and an occupation of 6 individuals, it is not considered that the scheme would result in a significant intensification of use, or a significant impact upon the amenity and privacy of surrounding properties, nor would it have any undue impact upon highway safety in the vicinity of the site.

In addition, from the 1st April 2019 all HMOs in the County Borough are required to be licensed under the Additional Licensing (Houses in Multiple Occupation) Scheme 2019. Consultation with the Public Health and Protection Team has confirmed that the development would comply with all relevant standards required to secure a separate HMO licence.

Notwithstanding the above, Members considered that the property is unsuitable for a house in multiple occupation in that the accommodation is substandard and not of a scale that could appropriately accommodate an HMO for occupation by 6 individuals, noting issues such as small bedroom sizes and a lack of shared facilities; and that the Local Planning Authority should aspire to provide good quality accommodation for future occupants.

Additionally, Members raised concern with regards to the location of the site within a busy retail area and on a busy and dangerous junction with no parking for residents.

These concerns are key considerations of such a scheme and proposals for residential schemes that would create poor quality living accommodation for

future residents, and which are considered to be located in an unsuitable location should be refused.

If Members are still of a mind that the proposed development is situated in an inappropriate location and would lead to overdevelopment of the site and an unacceptable intensification of use, resulting in poor quality living accommodation for future residents, this could be considered contrary to Policy AW5 of the Local Development Plan and the HMO SPG.

## **5. RECOMMENDATION**

If, having considered the above advice, Members remain of a mind to refuse planning permission, the following reasons for refusal are considered to be reflective of their concerns:

- 1. The proposal represents an inappropriate conversion and is considered overdevelopment of the site, resulting in an unacceptable intensification of use and poor-quality living accommodation for future residents. It would also have a detrimental impact on the amenities of nearby residents. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and Supplementary Planning Guidance: Houses in Multiple Occupation.**
- 2. The location of the site is unsuitable for an HMO as it is situated within a busy retail area in which there is a high demand for on-street parking. It is also situated in close proximity of a busy and dangerous junction. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.**