

RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2024-2025:

PLANNING AND
DEVELOPMENT COMMITTEE
15th AUGUST 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), 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 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 the 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.

4. PLANNING ASSESSMENT

The officer considerations regarding the principle of the development are outlined in the original report (Appendix A) 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 alternative accommodation within the village for residents that cannot afford a property of their own.

The proposed 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 HMO prior to the change in planning legislation which introduced a new class for small HMOs (Use Class C4). The application site is located within the settlement limits of Trecynon and within the designated retail zone, and as a result of this location, the site is considered to be situated 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 relevant policies of the Council's SPG on Houses in Multiple Occupation. Therefore, the proposal to change the use of the application property to a HMO is considered acceptable in principle at this location.

In response to the concerns raised in respect of the plans originally submitted, the Applicant has provided scaled plans (at 1:100 and 1:50) to demonstrate the proposed layout plan of the proposed HMO. Room dimensions are also included in the plan to demonstrate the floor area of each room. The plans indicate that the proposed HMO would provide 6 bedrooms with a shared kitchen, living room, bathroom and 2no. WCs (one with a shower). The plans also identify the front and back doors as fire exits.

Further consultation has been undertaken with the Council's Public Health Officer in order to determine whether the level and quality of the accommodation proposed would meet the HMO Licencing requirements and no objection is raised. The comments received confirms that the proposed layout meets the current HMO Licencing requirements for a 6 bedroom HMO for occupation of a maximum of 6 individuals.

Each of the bedrooms meet the minimum space standard requirement of 6.5m² and 5 of the 6 bedrooms are large enough not to require any additional living space. The living room is also considered to be an appropriate size, as is the kitchen. The proposed bathroom and toilet facilities are also considered to meet licencing requirements.

5. RECOMMENDATION

In light of the above, it is considered that the proposed HMO provides adequate accommodation for future residents. It is therefore recommended that the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with Sections 91 and 93 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the approved plans and documents received by the Local Planning Authority on 15 February 2024 and 09 July 2024, unless otherwise to be approved and superseded by details required by any other condition attached to the is consent.

Reason: To ensure compliance with the approved plans and documents and to clearly define the scope of the permission.

3. Within 3 months of the date of this decision, details for the provision of 6no. secure cycle stands to be installed at the property shall be submitted to and approved in writing by the Local Planning Authority. The cycle stands shall be installed as per the approved details and remain thereafter for the use of the residents of the 6no. HMO rooms.

Reason: To promote sustainable modes of transport, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan.