

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

**PLANNING AND
DEVELOPMENT COMMITTEE
21st NOVEMBER 2024

REPORT OF: DIRECTOR
PROSPERITY AND
DEVELOPMENT**

Agenda Item No.

**APPLICATION NO:24/0818/FUL –
Change of use of 2 bed residential unit
(Planning Use Class C3) into 4 bed HMO
(Planning Use Class C4) AT 2 HURFORD
CRESCENT, PONTYPRIDD, CF37 2LD**

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 originally reported to the Planning and Development Committee meeting of 24th October 2024. A copy of the original report is attached below as Appendix A.

Members resolved that they were minded to refuse the application, contrary to the recommendation of the Director for Prosperity and Development, as they considered the accommodation proposed was inadequate for future residents and that the property was generally substandard for use as a 4-bedroom House in Multiple Occupation (HMO).

In addition, further concerns were raised by Members as to the highway safety and parking impacts of the proposed development, whilst Members considered the proposals did not comply with the goals set out within the Well Being of Future Generations (Wales) Act 2015.

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 considerations regarding the principle of the proposed change of use 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 (Planning Use Class C3) to a 4-bedroom House in Multiple Occupation (HMO) (Planning 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 close proximity to the principal town of Pontypridd, it's employment opportunities and transport nodes, 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 is currently in residential use. The application site is located within the settlement limits and is also within a sustainable location with good access to local services and facilities. Furthermore, the application complies with the relevant policies contained within the Council's Houses in Multiple Occupation Supplementary Planning Guidance (SPG). Therefore, the proposed residential use is considered acceptable, in principle, at this location.

With limited alterations and an occupation of up to four unrelated individuals at any one time (secured by condition), it is not considered the scheme would result in a considerable intensification of use, or a significant impact upon the amenity and privacy of surrounding properties. Neither do the Council's Transportation Section consider the proposed development would 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, elected Members of the Planning and Development Committee considered that the accommodation proposed was inadequate for future occupants and raised concerns with future occupants of the first floor of the HMO having to walk down two flights of stairs to access the shared bathroom, that the living room facilities would be reliant on borrowed light from the kitchen window and proposed roof light and noted

that the Local Planning Authority should aspire to provide good quality accommodation for future occupants.

In addition, Members took a contrary view to the Council's Transportation Section and raised concern as to the highway safety impacts of the proposed scheme, it is understood as a result of on street parking pressures.

Furthermore, Members tabled a motion as to the Well-Being of Future Generations (Wales) Act 2015 (WBFGA) and considered that the removal of the terraced unit, for a C3 residential use, would be contrary to the Act and its sustainable development principles by removing what is considered to be a family home from the housing market which would, in turn, run counter to the targets set out within the Council's emerging revised Local Development Plan.

To this end, it is acknowledged that the Council needs to act in a manner which seeks to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs, in effect balancing short term needs with the need to safeguard long-term needs.

However, and somewhat conversely, Members would be aware of the Council's draft Housing Strategy 2024 - 2030 'Prosperous Homes Prosperous Lives', the objectives of which seek to provide a functional housing market by enabling:

- Access to all types of suitable and affordable housing that meets the needs of residents.
- Promoting a range a different housing options to meet all tenures, such as Low-Cost Home Ownership and Homes of Multiple Occupation.

Further to the above and in respect of the motion for the application to be refused on its failure to comply with WBFGA, Members are advised that Planning Policy Wales (PPW 12) states that the planning system achieves a contribution towards the goals of the WBFGA by adopting a placemaking approach (Paragraph 2.12), and via the key principles set out within Figure 4 (Page 17).

Those same key principles are what constitute the National Sustainable Placemaking Outcomes in Figure 5 (Page 19), under the headings of Creating and Sustaining Communities; Growing Our Economy in a Sustainable Manner; Making Best Use of Resources; Maximising Environmental Protection and Limiting Environmental Impact; and Facilitating Accessible and Healthy Environments.

Whilst paragraph 2.15 of PPW 12 sets out that the outcomes comprise factors which are considered to represent the 'Optimal outcome of individual developments', paragraph 2.20 clarifies that 'Not every development or policy proposal will be able to demonstrate they can meet all of these outcomes, neither can it necessarily be proved at the application or policy stage that an attribute of a proposal will necessarily lead to a specific outcome'.

Firstly, that seems a very clear indication of how Planning Policy Wales recognises applications will always have matters that weigh for and against them and therefore, in respect of the WBFGA, decisions will be made on the usual balancing of those matters.

Secondly, like other high level overarching legislation, the relevant parts of the WBFGA are already enshrined within the development plan framework and have influenced and shaped the policies which make up Future Wales, The National Plan 2024 and Planning Policy Wales (Edition 12), for which Members consider the application to be contrary.

Therefore, in reference to the WBFGA, whilst Members have correctly taken account of their and the Council's duties by applying the principles of sustainable development when considering the merits of the proposal, given that the objectives contained within the Council's own draft Housing Strategy promotes HMOs as an affordable housing option and that the WBFGA already influences all levels of the planning system in Wales, the Council could be considered to be acting in an unreasonable manner should it refer to the WBFGA as a primary reason for refusal when issuing the decision notice as has no substantive evidence as to how the loss of the existing family home, under a C3 Planning Use Class, would lead to the local community becoming un-sustainable or un-cohesive, compromise the well-being of its residents or conflict with its own draft Housing Strategy objectives.

5. RECOMMENDATION

If, having considered the above advice, Members remain of a mind to refuse planning permission, the following reasons for refusal would reflect Members concerns:

.

1. The proposed development would result in increased vehicular movements along Hurford Crescent and would generate indiscriminate on-street parking in an area which is already oversubscribed, to the detriment of safety of all highway users. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan.

- 2.** The proposal represents an inappropriate conversion which would result in poor quality living accommodation for future residents. As such, the application is contrary to Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance: Houses in Multiple Occupation (HMOs).
- 3.** The proposed development would result in the formation of poor-quality affordable accommodation, the impacts of which would have a detrimental effect on the social and community cohesion of the immediate area and the health and mental well-being of future-residents. The application would therefore be contrary to the sustainable development principles set out within the Well-Being of Future Generations (Wales) Act 2015 and the National Sustainable Placemaking Outcomes contained within Chapter 2 of Planning Policy Wales (Edition 12).

PLANNING & DEVELOPMENT COMMITTEE

24 OCTOBER 2024

REPORT OF: DIRECTOR PROSPERITY AND DEVELOPMENT

PURPOSE OF THE REPORT

Members are asked to determine the planning application outlined below:

APPLICATION NO: 24/0818/FUL (RP)
APPLICANT: Chris Wright
DEVELOPMENT: Change of use of 2 bed residential unit (Planning Use Class C3) into 4 bed HMO (Planning Use Class C4) (Amended plan received 07/10/2024).
LOCATION: 2 Hurford Crescent, Pontypridd, CF37 2LD
DATE REGISTERED: 7 August 2024
ELECTORAL DIVISION: Pontypridd Town

RECOMMENDATION: Approve

The proposed development of HMO accommodation in this location would be accessible, sustainably located and would offer variety to the local rental market.

Furthermore, it has been demonstrated that the development would provide for an acceptable level of accommodation for future occupants without impacting on the amenity of neighbouring residents, the character of the area or highway safety in the vicinity of the site.

Consequently, the principle of the application is acceptable and considered to comply with the relevant policies of the Local Development Plan and National Policy requirements.

REASON APPLICATION REPORTED TO COMMITTEE

Three or more letters of objection have been received.

APPLICATION DETAILS

Full planning consent is sought for the conversion of an existing residential dwelling (Use Class C3) at 2 Hurford Crescent, Pontypridd to a 4-bedroom House in Multiple Accommodation (HMO) (Use Class C4).

The proposal would involve alterations to the internal layout of the property over three floors so that the 4 bedrooms proposed, a communal lounge, kitchen, one bathroom and a bike storage area can be developed.

Primary access to the building would be achieved from Hurford Crescent to the front of the site and access to a small amenity space to the rear of the plot would be available for future residents from a shared service lane. Within the demise of the amenity space, an external waste area would be provided.

Minor external alterations are proposed and would include the insertion of a roof light within an existing single storey rear extension, that provides the existing dwelling with kitchen and bathroom facilities.

The application is supported by the following documents:

- Design and Access Statement
- Sustainability Assessment
- Green Infrastructure Statement

SITE APPRAISAL

The application site relates to an existing, mid terraced dwelling located within the residential area of Graigwen, Pontypridd.

The dwelling occupies a restricted site and directly fronts the adopted highway of Hurford Crescent to the north-east. The highway also provides on-street parking facilities for properties located at Heath Crescent which lay opposite the site and at an elevated position.

To the rear of the property is an amenity space of modest proportions from which access is obtained from a narrow service lane. Due to the topography of the area, dwellings in the street have 2 storey frontages and three-storey rear façades with accommodation contained over three floors. The street level entrance of the existing dwelling opens into a ground floor living area. The basement includes a kitchen, an additional living/dining area and a bathroom. Within the first floor two bedrooms are housed.

Although the surroundings present a predominantly residential feel, there is a convenience store and hair salon located nearby, whilst the application site is located in close proximity to Pontypridd Town Centre, its park, services and facilities.

PLANNING HISTORY

There are no recent planning applications on record that are associated with this site.

PUBLICITY

The application has been advertised by direct notification to neighbouring properties and the erection of site notices.

A total of six letters of objection have been received as a result of this exercise and raise the following points:

- On street parking pressure and an increase in traffic noise as a result of the introduction of a HMO within the street.
- States the property has already been used by multiple occupants which has contributed to an increase in fly-tipping and a general decline in the cleanliness and appearance of the street.
- Consider that tenants of rental properties display a lack of attention to domestic waste and other unwanted items.
- States the application is another example of landlords taking advantage of the current housing shortage and that No. 2 Hurford Crescent should remain as a small and affordable home for the benefit of families in the area.
- Waste management issues raised and concern shown as to the amount of waste that may be generated by future occupants and that waste could be abandoned by future tenants.
- Concern raised as to the quality of accommodation being offered to future tenants and that the application runs counter to the aspirations of the Well-being of Future Generations (Wales) Act 2015.
- State that should the application be approved; it would provide other landlords with the opportunity to follow suit and convert their own properties to HMOs.
- Queries how the property would be managed.

CONSULTATION

- Highways and Transportation – No objection, nor conditions suggested.
- Public Health and Protection – No objection, conditions recommended.

No other consultation responses have been received.

POLICY CONTEXT

Rhondda Cynon Taf Local Development Plan

Members will be aware that the current LDP's lifespan was 2011 to 2021 and that it is in the process of being reviewed. The Planning (Wales) Act 2015 introduced provisions specifying the period to which a plan has effect and providing that it shall cease to be the LDP at the end of the specified period. These provisions were commenced on 4th January 2016 but do not have retrospective effect. Therefore, the provisions do not apply to LDPs adopted prior to this date and plans adopted before 4th January 2016 will remain the LDP for determining planning applications until replaced by a further LDP. This was clarified in guidance published by the Minister on 24th September 2020. Subsequently, Members are advised that the existing Plan remains the development plan for consideration when determining this planning application.

The application site is situated within the Southern Strategy Area and within the settlement boundary.

The following policies are considered to be of particular relevance to this application:

Policy CS2 – Places an emphasis on sustainable growth that benefits Rhondda Cynon Taf as a whole.

Policy AW1 – Provides criteria against which applications for new housing will be considered.

Policy AW2 – Provides criteria to determine whether a site is located in a sustainable location.

Policy AW5 – This policy sets out criteria for new development in relation to amenity and accessibility.

Policy AW6 – This policy requires development to involve a high-quality design and to make a positive contribution to place making.

Policy AW10 – Prohibits development proposals that would cause or result in a risk of unacceptable harm to health and/or local amenity.

Policy SSA13 – supports housing development within the settlement boundaries subject to criteria.

Supplementary Planning Guidance:

- Design and Placemaking
- Access, Circulation and Parking Requirements
- Development of Flats – Conversion and New Build
- Houses in Multiple Occupation
- Licensing of Houses in Multiple Occupation (HMO): A Landlord's Guide to Standards in HMOs 2019

National Guidance

In the determination of planning applications regard should also be given to the requirements of national planning policy which are not duplicated in the Local Development Plan, particularly where national planning policy provides a more up to date and comprehensive policy on certain topics.

Planning Policy Wales (Edition 12) (PPW) sets out the Welsh Government's (WG) current position on planning policy. The document incorporates the objectives of the Well-being of Future Generations (Wales) Act into town and country planning and sets out the WG's policy on planning issues relevant to the determination of all planning applications. Future Wales: The National Plan 2040 (FW2040) sets out guidance for

development at both regional and national level within Wales, with the thrust and general context also aimed at sustainable development.

It is considered that the proposed development is consistent with the key principles and requirements for placemaking set out in PPW; and is consistent with the Well-being of Future Generations (Wales) Act's sustainable development principles through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable development and building healthier communities and better environments.

It is also considered the proposed development is compliant with the NDF, with the following policies being relevant to the development proposed:

- Policy 1 – Where Wales will grow – Employment / Housing / Infrastructure
- Policy 2 – Shaping Urban Growth – Sustainability / Placemaking

SE Wales Policies

- Policy 33 – National Growth Areas Cardiff Newport & the Valleys – SDP/LDP/large schemes.

Other policy guidance considered:

PPW Technical Advice Note 2 - Planning and Affordable Housing

PPW Technical Advice Note 12 – Design

PPW Technical Advice Note 18: Transport

PPW Technical Advice Note 11: Noise

Welsh Government: Houses in Multiple Occupation - Practice Guidance.

REASONS FOR REACHING THE RECOMMENDATION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Furthermore, applications that are not in accordance with relevant policies in the plan should not be allowed, unless material considerations justify the grant of planning permission.

Main Issues:

Principle of the proposed development

The proposal relates to the conversion and change of use of a property that is currently in use as a single residential dwelling (Planning Use Class C3) to a 4-bedroom House in Multiple Occupation (Planning Use Class C4) that could be occupied by up to 6no. individuals living together independently with shared basic facilities.

The property is located within the defined settlement boundary as identified by the Rhondda Cynon Taf Local Development Plan and is sited within walking distance of Pontypridd town centre. As such, the site has very good access to key services and facilities and is accessible by a range of sustainable transport options including train, bus and foot, whilst it is noted that appropriate cycle storage would be provided within the site. This site can therefore be considered a sustainable location for residential purposes in accordance with policy AW2.

In terms of amenity, the Council's Supplementary Planning Guidance in relation to HMO's provides background information on the standards expected of stakeholders when developing HMO's. In this regard, the guidance states that HMOs are required to comply with the standards set out in the Development of Flats SPG (Conversions and New Build) and also states applications should be in accordance with the standards set out under the Council's Licensing process.

The Development of Flats SPG considers the principle of subdividing houses to be generally acceptable if a high quality of accommodation and amenity can be provided for residents. The SPG provides general principles to follow in assessing whether the quality of accommodation is acceptable, such as size, outlook, accessibility, bin storage and car parking.

The proposed plans indicate that some internal reconfiguration of the property would be carried out to facilitate the development proposed and, in this case, all bar one of the rooms would have a reasonable outlook and good amount of natural light. The living area, that would be sited within the existing basement, currently only benefits from borrowed light via the kitchen window that is contained within a single storey extension and whilst this is concerning, the applicant has sought to overcome this concern by installing a roof light within the extension.

In terms of space and size, the Council's Public Health section have not objected to the development and have confirmed that the HMO layout proposed meets with the required, separate licensing standards.

Further to this, there would be outside space available for refuse and recycled waste storage, whilst space would be set aside within the dwelling for the storage of bikes, all of which would mitigate any issues surrounding the rooms being cramped.

It is recognised that Houses in Multiple Occupation (HMOs) have a key role to play in meeting housing need within the Social Rented sector. HMOs are needed to provide accommodation for low-income individuals or small households who would otherwise be in hostels, overly large households or even those affected by homelessness. They are popular with students, young, single employed or unemployed persons, small households unable to afford self-contained accommodation and small households who need flexibility to move home. Accordingly, such residents are often transient, with a high turnover of population within these communities.

However, it is also acknowledged that multiple occupation of a house can also involve the intensification of its residential use and that this intensification of occupation could result in increased levels of activity in and around the house, which can have negative impacts on occupants, their neighbours, and the local community.

The Council therefore has a Houses in Multiple Occupation (HMOs) Supplementary Planning Guidance (SPG) with relevant policies relating to proposals for Houses in Multiple Occupation (HMOs) in Rhondda Cynon Taf. The SPG has the twin purpose of identifying when it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community and secondly, provides guidance on standards of HMOs and how they should be developed.

Within this supplementary guidance and in order to secure mixed and balanced communities, the Council has sought to limit HMOs to a certain percentage of all dwellings within specific areas and includes a policy to limit HMOs in a 50-metre radius from an application site to 10%, other than in the Treforest ward where a limit of 20% is applied due to the high student population in that area. The SPG also seeks to restrict clusters of three or more HMOs adjacent to one another, known as the 'sandwiching' of traditional residential dwellings between HMOs.

In this instance, a review of the Council's list of registered HMOs reveals that there are no other HMOs within a 50-metre radius of the application site address. Therefore, on the basis of the Council's records, there is no evidence to suggest that the granting of this planning application would lead to an over-concentration of HMOs in the locality as the 10% threshold would not be exceeded.

Consequently, the proposal complies with Policies HMO 2 and HMO 3 of the Houses in Multiple Occupation (HMOs) SPG and it is therefore not considered that the application would be directly harmful to the social cohesion of the neighbourhood.

Overall, the development is considered to comply with relevant policies of the Local Development Plan in terms of its sustainable location, whilst the proposal complies with policies contained within the Council's adopted Houses in Multiple Occupation (HMO) and Development of Flats SPG. Therefore, it is considered that the general principle of providing a House in Multiple Occupation at this location is considered acceptable.

Impact on the character and appearance of the area

The proposal would include one minor alteration to the dwelling's external fabric, via the installation of a roof light to the rear elevation of the property; however, does not involve any construction work to increase the buildings footprint.

Therefore, whilst being mindful of the aforementioned policy considerations and the representations received from local residents, inasmuch as the use of the property as a HMO could represent a different pattern of behaviour at the site in comparison to a typical family dwelling, as the proposal relates to the provision of a small-scale HMO only, the application would be relative to the existing site context in terms of scale and intensity and as noted above, would not result in an over concentration of HMO's in this area.

As such, it is considered unlikely the proposals would create significant harm towards the character and appearance of the area and the development would unlikely be perceptible in the context of the street scene. Therefore, it is considered that the application satisfies policies AW5 and AW6 of the Local Development Plan in these regards.

Impact on residential amenity and privacy

Existing Residents

The proposed conversion would not involve any extension work being conducted and accordingly, it is not considered the change of use would result in any physical detriment to the nearest residential properties.

Whilst it is noted that the use of the property as a HMO for up to 6 individuals may result in the intensification of the use of the property, which could likely result in some additional noise and disturbance as a result of its general use, it is not considered that this would be to such an extent that it would be significantly above that which could occur if the dwelling was to remain as a single household.

As such, whilst the comments raised by the objectors are acknowledged, it is not considered that the use of the property as a small-scale HMO would result in an unacceptable impact upon the residents of surrounding properties and the application therefore complies with Policy AW5 of the Rhondda Cynon Taf Local Development Plan in this regard.

Future Residents

In terms of the amenity and privacy of potential future occupiers of the proposed development, the Council's SPG in relation to HMOs advises that all planning applications for the change of use to C4 Houses in Multiple Occupation will be considered in accordance with all planning policies and existing Supplementary Planning Guidance (SPG) including the Development of Flats SPG (Conversions and

New Build) and this guidance states that such development should provide an acceptable quality of accommodation for residents.

Members are advised that the guidance states that flats should be of a suitable size and habitable rooms should have a reasonable outlook and level of natural daylight and ventilation. They should also have a main entrance to the front of the building and have access to either private or communal outdoor space.

In the case of this submission, the Development of Flats SPG does warn that many smaller properties, in traditional terraced streets, are often not suitable for conversion and some concern is raised in this regard inasmuch as the proposal would involve the re-configuration of the ground and first floors of the property where four bedrooms ranging from 6.5sqm to 8.7sqm would be formed, whilst the submitted floor layout shows that only one bathroom would be provided for the use of future occupants.

Whilst small, the bedrooms are of a size which would not be unacceptable for use by single occupants, would accord with the Council's HMO Mandatory Licencing Scheme and would each benefit from an outlook and suitable levels of natural light.

Notwithstanding the above, allowing the development to proceed would enable the applicant to house up to six individuals within the property, as set out within the scope of Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended). Consequently, given the above concern, Members could consider appending a condition to the consent, restricting occupancy levels of the property to no more than four individuals, so as to ensure that satisfactory living conditions are provided and this would accord with the HMO Mandatory Licencing Scheme where only one full bathroom is provided.

In other respects, future occupants would have access to a generously sized, open plan kitchen and dining room and, although this room would be located within the basement of the property, some natural light would be impinged to the communal room and would lead to an outdoor amenity space.

Whilst it is acknowledged the outside space associated with the property is modest, other dwellings in the terraced row share similar characteristics where the original garden space of properties has been diminished as a result of the construction of extensions. The application site is also located within walking distance of Ynysangharad Park and, as such, it is not considered that this limitation would cause significant harm to the living conditions of future residents.

Consequently, it is not considered that the proposal would have significant adverse impacts upon the amenity and privacy of existing neighbouring properties or upon the health and well-being of future occupiers of the HMO. The application would therefore comply with Policies AW5 and AW10 of the Rhondda Cynon Taf Local Development Plan and the Council's adopted Supplementary Planning Guidance: Houses in Multiple Occupation, subject to condition.

Highway safety

A number of objectors have raised concerns as to the developments potential to cause highway safety issues in the vicinity of the site, chiefly as a result of on-street parking pressure. Members are advised that the application has been assessed by the Council's Highways and Transportation section in order to determine the potential impact of the proposal on highway safety and they have raised no objection to the proposed scheme. In coming to their conclusion, they made the following comments.

Access

The application site is located on Hurford Crescent which has a carriageway width of 5.5m with a 1.8m footway on the development side. Hurford Crescent has a high on-street car parking demand due to the limited off-street car parking facilities afforded to the terraced dwellings. There are no turning facilities available which results in residents of the terraced dwellings to the north of the application site having to reverse a considerable distance to exit Hurford Crescent.

Parking Zone 3.

The existing dwelling requires up-to a maximum of 2 off-street car parking spaces in accordance with the SPG relating to Access, Circulation & Parking (2011) with none provided.

The proposed conversion to a 4 bed HMO requires up-to a maximum of 4 spaces (1 per bedroom) in accordance with the Council's SPG HMO 2018 with none provided.

The proposal increases the off-street car parking demand in accordance with the above SPG 2011 & 2018 from 2 spaces to 4 spaces with none provided.

However, the location of the application site, within easy walking distance of public transport and local facilities, would place less reliance on the private motor vehicle as the primary mode of transport. In addition, it is not anticipated that future residents would all own a vehicle and the on-street parking demand would therefore be similar to that of a private 2-bedroom residential dwelling.

Furthermore, the Council's adopted SPG advises that consideration will be given to the fact that residents of HMO / flats often have lower car ownership than other types of households.

Sustainability

In support of the application, the applicant has submitted a sustainability report in accordance with the CSCS South Wales Parking Standards 2014 which the Council's SPG Access, Circulation & Parking complies with.

The sustainability report indicates a score of 8, whereby the Council's Access, Circulation & Parking SPG allows for a reduction in the car parking requirement based on a development's sustainability.

Highways Summary

It is noted that there is an existing, high on-street parking demand within Hurford Crescent. However, the proposed HMO is located within easy walking distance of public transport and local amenities, therefore placing less reliance on the private motor vehicle as the primary mode of transport. It is not anticipated that the proposed HMO would generate additional vehicular movements and on-street car parking in comparison to that of the existing private dwelling and is therefore acceptable.

With these points in mind, the proposal is considered to have an acceptable impact upon highway and pedestrian safety in the vicinity of the site.

Waste Issues

The proposal seeks to establish a HMO within the existing footprint of the property. Noting that the existing property is in use as a residential dwelling (C3), it would not be considered that the levels of refuse produced at the site, by four individuals, would greatly increase from what is currently experienced.

The waste collection point would also remain unchanged, whilst the applicant has indicated on the submitted plans that space within the rear curtilage to store food recycling bins, black bags and clear recycling bags would be provided.

Consequently, as the application would not result in an over concentration of HMOs in the area, the issue raised by the objectors as to the abandonment of waste, fly tipping or other visual blight are somewhat lessened and raises no significant concern.

Neighbour Consultation Responses

Where the issues raised by the objectors are not addressed above, the following additional comments are offered:

The neighbouring residents have raised concern as to the developments potential to exacerbate on-street parking demand in the area and have quoted that there are 39 houses within Hurford and Heath Crescents with only 14/15 spaces available for parking and, as a consequence, some residents are forced to park in the neighbouring streets as a result.

Whilst the resident's concerns have been fully considered, no objection to the application has been received from the Council's Highways and Transportation section given the sustainable nature of the property and it is not considered that any parking demand that may result from the conversion of the property to a HMO would be significantly different to that of the existing lawful use of the site as a family home.

The issue raised as to the management of the property is also not a material planning consideration; however, the Council's Mandatory Licencing Scheme would assess both the HMO application itself and whether the proposed licence holder and/or proposed manager of the HMO is a competent and fit and proper person.

In addition, should any further applications be received for the change of use of properties to HMOs within the immediate area they would be judged on their own merits and against the policy guidance referred to in the preceding sections of this report.

Lastly, it is considered that the application is in accordance with the principle's set out within the Well-Being of Future Generations (Wales) Act 2015 as a suitable level of affordable accommodation would be provided within the property, for no more than four unrelated individuals and in an area which appears to be both safe and sustainable.

Community Infrastructure Levy (CIL) Liability

The Community Infrastructure Levy (CIL) was introduced in Rhondda Cynon Taf from 31 December 2014.

The application is for development of a kind that is not CIL liable under the CIL Regulations 2010 (as amended).

Conclusion

The proposed development of a small-scale HMO at this location would be accessible, sustainably located and would provide variety to the local rental market where there is an identified need.

Furthermore, it has been demonstrated that the development would provide for an acceptable level of accommodation for future occupants without impacting on the amenity of neighbouring residents, the character of the area or highway safety on the vicinity of the site.

Consequently, having taken all of the relevant material factors and policy guidance into consideration, there are no grounds to justify refusal of the application and it is therefore recommended that planning permission be granted, subject to conditions.

RECOMMENDATION: GRANT SUBJECT TO THE BELOW 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:
 - o Drawing no. R890-00 A4 (Location Plan)

- o Drawing no. R890-01 A1 (Existing Plans and Elevations)
- o Drawing no. R890-03C A1 (Proposed Plans and Elevations - Option 2)

and documents received by the Local Planning Authority on 07/08/2024 and 07/10/2024, unless otherwise to be approved and superseded by details required by any other condition attached to this consent.

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

- 3 Notwithstanding the provisions set out within the scope of Class C4 of the Town and Country Planning (Use Classes) Order 1987 (as amended) the HMO hereby approved shall be occupied as a permanent residence by no more than four unrelated individuals at any one time.

Reason: In the interest of clarity, to clearly define the scope of the permission and to ensure satisfactory living conditions for future occupiers, in accordance with Policy AW5 of the Rhondda Cynon Taf Local Development Plan and the Council's Supplementary Planning Guidance: Houses in Multiple Occupation.

