

PLANNING COMMITTEE

26TH NOVEMBER 2019

AMENDMENT SHEET

ITEM 6

<u>APPLICATION NO:</u> P2019/5485	<u>DATE:</u> 16/10/2019
PROPOSAL:	Change of use from a dwelling house (C3) to H.M.O. (C4) with a maximum of 5 residents.
LOCATION:	2 Baldwins Crescent, Crymlyn Burrows, Neath Port Talbot SA1 8QE
APPLICANT:	Mr Glyn Hill
TYPE:	Full Plans
WARD:	Coedfranc West

Further discussions between Officers in Planning and Highways have identified that the recommended condition no. 3 (page 64) requires amendment, since the space to the site frontage is of insufficient width to accommodate parking and manoeuvring space to allow three vehicles to be parked, enter and leave in a forward gear. There would, however, be no objections in this location to three spaces being located side-by-side and reversing onto the highway (although this would require a new dropped kerb).

Accordingly the recommended condition is amended as follows: -

3. Notwithstanding the details submitted, prior to the first beneficial use of the property as a House in Multiple Occupation (HMO), a scheme shall have been submitted to and approved in writing by the Local Planning Authority detailing the provision of three off street car parking spaces within the curtilage of the property, to include hard-surfacing details of the driveway/ parking area, and provision of dropped kerb. The scheme as approved shall be implemented prior to the first beneficial use of the property as a House in Multiple Occupation (HMO) and shall be retained as such thereafter.

Reason

To ensure adequate parking provision for the development in the interests of highway safety and to ensure the development complies with Policy BE1 of the Neath Port Talbot Local Development Plan.