AMENDMENT SHEET

APPLICATION NO: **P2021/0637**	
PROPOSAL:	Change of Use from Residential (Use Class C3) to a 5 bed House of Multiple Occupation (HMO)(Use Class C4)
LOCATION:	161 Neath Road, Briton Ferry, Neath, SA11 2BX
APPLICANT:	Mr Richard Hanney
TYPE:	Full
WARD:	Briton Ferry East

Members should note that since the report was published the number of objections received has increased from 7 to 13. The matters raised are already covered/addressed within the main report with the exception of the following:

- Concerns that the residents will be able to obtain up to 5 residents parking permits adding to the parking issues on Grandison Street.

In response to the above the following comments are made:

- In respect of parking permits the Highways Officer has confirmed that the residents of the proposed HMO would potentially be eligible to apply for residents parking permits. However, it should be noted that they would only be able to apply for the street on which they front/addressed (i.e. Neath Road) not surrounding streets (i.e. Grandison Street), while it is understood that a maximum of 2 resident permits are issued per property. In any event, the assessment has concluded that there would be no unacceptable highway safety issues arising from the proposed change of use, and the issue of parking permits has no impact on such assessment.

Members should also noted that Briton Ferry Town Council has objected to the application on the following grounds:

i.   Overdevelopment of the site;
ii.   Detrimental to the street-scene;
iii.   Exacerbation of the existing parking issues at the above site.

In response to the above the following comments are made:

- With reghard to concerns regarding overdevelopment, it is noted that the property meets the necessary spaces standards, as detailed in the main report.
- Concerns regarding the street-scene are unclear, especially as no external alterations are proposed.
- Finally, in respect of parking issues these have been addressed above and in the main report.