

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning, Regulatory and General Licensing
Report Subject	<p>Planning Appeal Update: For the proposed conversion of existing 3 bedroom, 2 storey terraced house into a 5 bedroom house of multiple occupancy (HMO) and to demolish existing garage to provide a parking space</p> <p>At:30 Marine Street, Cwm, Ebbw Vale</p> <p>Application Ref: C/2019/0308</p>
Report Author	Lesley Taylor
Directorate	Regeneration and Community Services
Date of meeting	12th November 2020

Report Information

1. Purpose of Report
<p>1.1 To advise Members of the decision of the Planning Inspectorate in respect of an appeal against the refusal of planning permission (Ref: C/2019/0308) for the proposed conversion of existing 3 bedroom, 2 storey terraced house at Marine Street Cwm into a 5 bedroom house of multiple occupation (HMO) and the demolition of an existing garage to provide a parking space. The application was refused at the February 2020 meeting of the Planning Committee contrary to officer recommendation.</p>
2.0 Scope of the Report
<p>2.1 The application was refused by Planning Committee for the</p>

following reason:

The development proposal has insufficient on-site parking to meet the needs of the development. This is likely to result in an increase in on street parking in an area where parking restrictions already apply and would therefore exacerbate existing congestion to the detriment of the highway network in the vicinity. As such the proposal contravenes Policy DM1 3 a and d of the Blaenau Gwent County Borough Council adopted Local Development Plan (November 2012).

2.2 The applicant appealed this reason for refusal and the Inspector's decision letter was received on 22nd October 2020. (The decision letter is attached for Members Information).

2.3 In reaching his conclusion, the Inspector noted that this Council's adopted 'Access, Car Parking and Design' SPG requires a development of this nature to provide a maximum of 3 off-street parking spaces but that in sustainable locations such a requirement could be reduced by up to 2 spaces. He considered the appeal site to be a sustainable location given its proximity and access to local facilities and transport links, and therefore concluded that a reduction from 3 spaces to the 1 space proposed, would be justified without giving rise to an increased demand for on-street parking to the detriment of highway safety.

2.4 The Inspector concluded that the proposed development accords with the requirements of Policy DM1 of the adopted LDP and satisfies the requirements of the adopted Access, Car Parking and Design SPG, **and has allowed the appeal** subject to conditions.

2.5 Members are advised there was no application made by the appellant for costs in this case.

3. Recommendation/s for Consideration

3.1 That Members note for information the appeal decision in relation to planning application C/2019/0308 as attached at **Appendix A.**

