



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 21/09/20

gan Nicola Gulley, MA MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 22nd October 2020

Appeal Decision

Site visit made on 21/09/20

by Nicola Gulley MA MRTPI

an Inspector appointed by the Welsh Ministers

Date: 22nd October 2020

Appeal Ref: APP/X6910/A/20/3256090

Site address: 30 Marine Street, Cwm, Ebbw Vale, NP23 7ST

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by TF Property Group Ltd. against the decision of Blaenau Gwent County Borough Council.
 - The application Ref: C/2019/0308 dated 8 October 2019, was refused by notice dated 12 February 2020.
 - The development proposed is the conversion of existing 3-bedroom 2-storey terraced house into a 5-bedroom house of multiple occupation (HMO) and to demolish existing garage to provide a parking space.
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of an existing 3-bedroom 2-storey terraced house into a 5-bedroom house of multiple occupation (HMO) and the demolition of the existing garage to provide a parking space at 30 Marine Street, Cwm, Ebbw Vale, NP23 7ST in accordance with the terms of the application, Ref: C/2019/0308 dated 8 October 2019, and the conditions set out below.
 - 1) The development shall begin no later than five years from the date of this decision.
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing and proposed block plan; existing floor plan; proposed floorplan; and site plan.
Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.
 - i) The off-street parking area and bicycle store must be provided in accordance with the approved plans before the development hereby approved is brought into use as a House in Multiple Occupation. Such approved areas shall be kept available for the parking of motor vehicles and bicycles at all times.
Reason: To ensure the parking requirements of the development are adequately met.

Main Issue

2. The main issue is the impact of the proposed development on highway safety.

Reasons

3. The appeal site comprises a two storey mid-terraced dwelling located in the mixed commercial/residential area of Marine Street in the settlement of Cwm. The submitted plans indicate that to the rear of the appeal site was a garage which had been subject to fire damage. At the time of my site visit the garage had been demolished and the remaining hardstanding was being used to provide car parking. The area immediately surrounding the appeal site is subject to on street parking restrictions.
4. The development proposes the conversion of an existing 3-bedroom dwelling into a 5-bedroom HMO, the demolition of the existing garage and its replacement with 1 parking space and a bike store.
5. Policy DM1 of the adopted Blaenau Gwent Local Development Plan (LDP) (2012) requires that proposals for new development have regard for the safe, effective and efficient use of the transportation network. Additional guidance is provided by the Council's adopted Access, Car Parking and Design Supplementary Planning Guidance (SPG) (2014). The SPG outlines a parking requirement for residential development of the type proposed of 1 no. space per bedroom up to a maximum of 3 no. spaces plus 1 visitor space. When applied to the appeal site, the SPG requires the provision of 3 no. parking spaces in total to serve the development.
6. The Council raises no objection to the conversion of the appeal dwelling into an HMO. But contends that the proposal would provide insufficient parking to meet the needs of future residents which would result in an increased demand for on-street parking in the area close to the appeal site. I agree that the proposed development would not have an adverse impact on the character, appearance or amenity of the appeal dwelling or immediate locality.
7. With regard to parking provision, although I note the Council's comments, I am mindful that the adopted SPG allows for the parking provision for proposals in sustainable locations to be reduced by up to 2 no. spaces. In this case, the appeal site is located close to a range of commercial and community facilities, including a school, convenience store, takeaway, chemist, children's playground, and a regular bus service. The appeal site is in my view in a sustainable location. In light of this, I am content that a reduction in the number of parking spaces required from 3 no. to 1 no. space is justified and would not result in an increased demand for on-street parking to the detriment of highway safety. As such I consider that the proposed development accords with the requirements of Policy DM1 and the adopted Access, Car Parking and Design SPG.
8. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.
9. For the reasons outlined above, and having regard to all matters raised, I conclude that the appeal should be allowed.

Nicola Gulley, INSPECTOR