

LOCAL MEMBER OBJECTION & PETITION

COMMITTEE DATE: 08/12/2022

APPLICATION No. 22/01707/MNR

APPLICATION DATE: 12/08/2022

ED: **SPLOTT**

APP: TYPE: Full Planning Permission

APPLICANT: MR PRITCHARD

LOCATION: 88 SPLOTT ROAD, SPLOTT, CARDIFF, CF24 2DB

PROPOSAL: GROUND FLOOR REAR EXTENSION, DORMER LOFT CONVERSION, ALTERATIONS AND CHANGE OF USE TO LARGE SUI GENERIS HOUSE IN MULTIPLE OCCUPATION

RECOMMENDATION 1: That planning permission be **GRANTED** subject to the following conditions:

1. C01 – Statutory Time limit
2. The development shall be carried in accordance with the following approved plans:
 - CXB3/4/a/b/c – Proposed Floor Plan
 - CXB2/5/a – Proposed First and Second Floor Plan
 - CXB3/6/a/b – Proposed Elevations

Reason: To ensure satisfactory completion of the development and for the avoidance of doubt in line with the aims of Planning Policy Wales to promote an efficient planning system.

3. Prior to the beneficial use of the property as an 8 bedroom sui generis HMO 8 undercover and secured cycle parking spaces, as indicated on the submitted plans, shall be provided within the curtilage of the property and shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To ensure that secure cycle parking facilities are provided to encourage other modes of transport over the private car in accordance with Policy T5 of the Cardiff Local Development Plan 2006-2026.

4. Prior to the beneficial use of the property as an 8 bedroom sui generis HMO a refuse storage area, as indicated on the approved site layout plan, shall be provided within the curtilage of the property. The refuse storage area shall thereafter be retained and maintained for as long as the use hereby permitted remains in existence.

Reason: To secure an orderly form of development and to protect the amenities of the area in accordance with Policy W2 of the Cardiff Local Development Plan 2006-2026.

- 5 The materials to be used in the construction of the external surfaces of the ground floor rear extension and dormer roof extension hereby permitted shall match those used on the existing building.

Reason: To ensure the external materials harmonise with the existing building in the interests of the visual amenity of the area in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order amending, revoking or re-enacting that Order) no windows shall be inserted in the side elevation of the extension facing 90 Splott Road.

Reason : To ensure that the privacy of adjoining occupiers is protected in accordance with Policy KP5 of the Cardiff Local Development Plan 2006-2026.

7. No more than 8 occupants shall reside at this property at any one time.
Reason: For the avoidance of doubt as the permission hereby granted relates to the use of the property as a Sui Generis HMO.

RECOMMENDATION 2 The applicant be advised that the property may now be licensable under Part 2 of the Housing Act 2004 and in this respect they should contact Shared Regulatory Services on 0300 123 6696 to confirm if a license is required.

RECOMMENDATION 3: That the applicant be advised that no work should take place on or over the neighbour's land without the neighbour's express consent and this planning approval gives no such rights to undertake works on land outside the applicants ownership.

BACKGROUND INFORMATION

This application was considered at the 3rd November 2022 Planning Committee when it was resolved to defer the application to the next meeting of the Planning Committee for reasons for refusal. In response to members concerns expressed at the last planning committee the applicant has subsequently provided amended details for committee to consider. The amended details include changes to the configuration of the ground floor bedroom window to bedroom 3 (detailed in paragraph 8.10) to facilitate additional usable garden space, and changes to the proposed ground floor rear extension (detailed in paragraph 9.2). The alterations seek to address matters of concern that were raised at the last meeting of the committee. In addition, a petition in support of the proposal has been submitted and is detailed at paragraph 7.4. The alternative recommendation (refusal) is detailed at paragraph 13.1.

1. DESCRIPTION OF PROPOSED DEVELOPMENT

- 1.1 This application seeks planning permission to change the use of a C3 residential dwelling into an 8 bedroom sui generis HMO together with the erection of a ground floor rear extension and a rear dormer roof extension. The submitted drawings/details provide

information regarding the principal matters for consideration as set out in the relevant Supplementary Planning Guidance.

- 1.2 Internally the property accommodates three en-suite bedrooms and a lounge/kitchen on the ground floor; three en-suite bedrooms on the first floor; and two bedrooms and a shower room on the second floor within the converted roofspace.
- 1.3 Externally a rear amenity area of approximately 35 square metres will be provided excluding the area shown for waste storage and cycle storage.

2. **DESCRIPTION OF SITE**

- 2.1 The site comprises a two storey property located within a terrace of two storey properties within the Splott Ward of Cardiff. The lawful use of the property is as a C3 residential dwelling.

3. **RELAVANT SITE HISTORY**

Application No : 22/00796/MNR
Proposal : GROUND AND FIRST FLOOR REAR EXTENSIONS,
DORMER LOFT CONVERSION AND CHANGE OF USE
TO 8 BEDROOM SUI
GENERIS HMO
Application Type: FUL
Decision : REFUSED
Decision Date : 29/06/2022

4. **POLICY FRAMEWORK**

- 4.1 The site lies within a residential area as defined by the proposals map of the Cardiff Local Development Plan 2016.

Relevant National Planning Guidance:

Planning Policy Wales (2021)
Future Wales: The National Plan 2040 (2021)
Planning Policy Wales TAN 11: Noise
Planning Policy Wales TAN 12: Design
Planning Policy Wales TAN 15: Development and Flood Risk
Planning Policy Wales TAN 21: Waste

Relevant Cardiff Local Development Plan Policies:

Policy KP5 : Good Quality and Sustainable Design
Policy KP8: Sustainable Transport
Policy KP13 : Responding to Evidenced Social Needs
Policy EN 14 (Flood Risk)
Policy H5 : Sub-Division or Conversion of Residential Properties
Policy T1 : Walking and Cycling

Policy T5 : Managing Transport Impacts

Policy W2 : Provision for Waste Management Facilities in Development

Relevant Supplementary Planning Guidance:

Waste Collection and Storage Facilities (2016)

Houses in Multiple Occupation (2016)

Cardiff Residential Extensions and Alterations (2017)

Managing Transportation Impacts (Incorporating Parking Standards) (2018)

5. **INTERNAL CONSULTEE RESPONSES**

- 5.1 Waste Management have been consulted and have advised that the proposed area for the storage of waste and recycling has been noted and is acceptable.

The property will require the following for recycling and waste collections:

- 1 x 240 litre bin for general waste
- 2 x 25 litre kerbside caddy for food waste
- Green bags for mixed recycling (equivalent to 240 litres)
- 1 x 240 litre compost bin if required

The kitchen should be designed to allow the separation of waste into three waste streams; general, recycling and food waste, in order to encourage the correct disposal of waste.

Residents will be required to present all waste themselves to the kerbside for collection.

- 5.2 Traffic and Transportation have been consulted and have no objection to the application.

6. **EXTERNAL CONSULTEE RESPONSES**

- 6.1 South Wales Police have been consulted and have not commented on this planning application.

7. **REPRESENTATIONS**

- 7.1 Neighbours have been consulted and objections have been received from 12 local residents. A summary of the objections is as follows:

Insufficient parking facilities

Boundary wall ownership for the single storey extension

Building standards and infrastructure

Overcrowding

Nearby planning decisions for HMOs

Overshadowing

Resubmission changes

Disruption whilst building work takes place

Waste management issues

Increased noise from occupiers and visitors;
Loss of privacy from the dormer roof extension;
Increased potential for anti social behaviour
Change in the character of the area from family homes in a street close to schools and parks
Sub standard accommodation

7.2 An objection has also been received from Local Ward Councillors Ed Stubbs and Huw Thomas who have advised the following:

We write as two of the ward Cllrs for Splott to object to the above-mentioned application. We have been contacted by residents about this application and want to amplify their voice on this matter.

The grounds for our objection are as follows.

Significant overbearing impact on neighbouring property.

The proposed extension to the property will go beyond the current building line and 5m estimate beyond the building line of number 90 Splott Road. This will have an overbearing impact on residents at number 90 both for their garden and the use of the rear rooms of their property. It is also worth noting that the extension will be in permanent use unlike the current lightly used conservatory.

Proposals for dealing with waste.

We believe the proposals contained in the plans do not sufficiently recognise the amount of waste that will be generated by the number of residents who would live in this property. There is no proper dedicated waste area and what is suggested is very small in scale for a property of this size. This could lead to waste being incorrectly presented and will add to problems already being experienced on Splott Road.

Sustainable transport proposals.

The councils transport policy clearly identifies the need for adequate cycle storage in such properties. We do not believe the layout of these plans allows for future residents to realistically store bikes at this property. The cycle storage is poor and infeasible, and we believe it falls well short of the minimum the planning authority would expect.

Saturation of HMO's in the area.

We are concerned by the potential proliferation of unregistered HMO's on this part of Splott Road and believe that it may push us over the 10% figure the council allows for such properties. This, as we know has a cumulative impact on community waste, transport, anti-social behaviour and impact on local services.

Parking.

Last year we carried out a survey of residents on Splott Road about parking and many described a situation at breaking point with parking impossible to come by. We have subsequently asked officers to start the conversation about dedicated residents parking, this application would add to an already very difficult situation. As the Police will confirm the road is a bottleneck and suffers from double parking for most of its length, this plus the over saturation of cars can make the situation dangerous at peak times.

Please accept the above as a formal objection to this application.

7.3 A petition of 62 signatories has also been submitted objecting to the proposal. A summary of the petition is as follows:

Potential negative impact on adjacent properties and the local community of their street from disruption of the build;
Burden on local resources;
Parking;
Privacy;
Potential antisocial behaviour and noise;
Changes to the character of the area.

7.4 Since the application was considered at Planning Committee on 3rd November 2022, a petition of support has been submitted by the applicant.

8. **ANALYSIS**

8.1 This application seeks planning permission to convert the property presently used as a C3 residential dwelling into a 8 bedroom sui generis HMO together with the erection of a ground floor rear extension and a rear dormer roof extension.

8.2 The previous planning application (22/00796/MNR) sought permission for “Ground and first floor rear extensions, dormer loft conversion and change of use to 8 bedroom sui generis HMO” was refused the for the following reasons –

1. *The proposed first floor extension by virtue of its height, length and proximity to the neighbouring boundaries would have an overbearing and un-neighbourly impact upon the neighbouring occupiers at No. 86 Splott road contrary to Policy KP5: Good Quality and Sustainable design of the Cardiff Local Development Plan and the advice contained within Supplementary Planning Residential Extensions and Alterations SPG.*
2. *The proposed first floor extension would be out of keeping with the character of the terrace and would represent an incongruous feature contrary to Paragraph 7.24 of the Residential Extensions and Alterations SPG, Policy KP5 of the City of Cardiff Local Development Plan (2006-2026) and paragraphs 4.3 and 4.5 of TAN 12: Design (2016).*
3. *Insufficient information has been submitted to demonstrate that there is sufficient room height available contrary to Policy H5: Sub-Division or Conversion of Residential Properties and KP5: Good Quality and Sustainable design of the Cardiff Local Development Plan and the guidance contained within the Houses of Multiple Occupation Supplementary Planning Guidance.*

This application has therefore been submitted in an attempt to overcome the previous reasons for refusal. In this respect the first floor extension has been omitted and details have been submitted indicating headroom for the habitable rooms.

As the proposal seeks tenanted living accommodation occupied by up to eight people, who

are not related and who share one or more basic amenities as their only or main residence, the main issue for this application is the impact the change of use will have on the character of the area, the 'community and the living conditions of future occupiers of the property together with the impact of the extension and the dormer roof extension upon the surrounding neighbouring properties.

8.3 **Policy Considerations** - In respect of the conversion of the property to 8 bedroom HMO Policy H5 of the adopted LDP is considered relevant. Further guidance can also be found in the adopted HMO SPG.

8.4 Policy H5 of the LDP is considered to be a prescriptive policy whereby as long as the relevant criteria is met there is unlikely to be any objection to such proposals. It advises that:

“Proposals for any conversion to flats or Houses in Multiple Occupation will be permitted where:

i. The property is of a size whereby the layout, room sizes, range of facilities and external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.

ii. There would be no material harm to the amenity of existing, nearby residents by virtue of general disturbance, noise or overlooking.

iii. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.

iv. Does not have an adverse effect on local parking provision.”

8.5 The approved Supplementary Planning Guidance on HMO's further expands on this Policy and aims to provide background information on and provide a rationale for how the Council will assess applications for planning permission to create new C4 and Sui Generis HMOs. It aims to identify the threshold at which it is deemed that the concentration of HMOs in an area has reached a level considered to adversely impact upon the community. It is recognised that HMOs can provide an important source of housing and it is recognised that demographic change has driven many of the changes that have seen traditional family homes become HMOs. HMOs are a popular accommodation source for many groups, including students, young professionals, migrant workers and often people on lower incomes.

However, concentrations of HMOs clustered in small geographical areas can detract from the character of the area and actively contribute towards a number of perceived problems, including, but not limited to:

- Increased population density, leading to greater demand for infrastructure, such as waste collections and on-street parking.
- Higher proportion of transient residents, potentially leading to less community cohesion, undermining existing community facilities
- Areas of higher HMO concentrations becoming less popular with local residents, with many properties taken out of the owner-occupier market.
- A proliferation of properties vacant at certain points of the year
- Subsequent impact on crime, local centre viability, as a result of the number of properties temporarily vacant for long periods.

It is considered that this may conflict with policy KP13 of the LDP which aims to improve the quality of life for all.

Having identified some of the issues caused by HMOs the Council considered it was necessary to determine a threshold at which new HMOs may cause harm to a local area. This threshold will resist further HMOs in communities that already have a concentration above this limit, while also controlling the growth of HMOs in communities below this threshold. A two-tier threshold will therefore be applied to determine when an area has reached the point at which further HMOs would cause harm. In Cathays and Plasnewydd the figure of 20% is to be applied and in all other wards, the figure of 10% is to be applied. This means that within Cathays or Plasnewydd, if more than 20% of the dwellings within a 50m radius of the proposed HMO are already established HMOs (i.e. either C4 or sui generis in planning terms) then this development would be considered unacceptable. In other wards the figure would be 10%.

When calculating the number of HMOs within the 50m radius, it is important to refer to and respect the location of existing HMOs. This will be determined by using data at the Councils disposal such as planning applications, licensed HMO data, Council Tax data or electoral roll information. This will help identify the areas where the concentration is such that the Council will seek to prevent additional HMOs.

Having regard to the “cumulative impact” of such conversions in respect of this application, analysis has been made on the extent of HMO’s (including those defined as such under Sections 254 259 of the Housing Act 2004) against the threshold limits identified above. As the application site is located within the Splott Ward of Cardiff a 10% threshold limit will be relevant. There are 39 properties within a 50m radius of the application site. Of these 1 is registered as a HMO. Planning permission has also been granted to convert 100 Splott Road into a HMO. Taking this into account the cumulative impact equates to 5%. The threshold for Splott is 10% therefore the proposal is below the threshold contained within the SPG on HMO’s.

- 8.6 **Room Sizes** – The Cardiff HMO Licensing Fire & Safety Standards (updated in 2014) sets standards in terms of amenity, space standards and facilities which must be adhered to in order to obtain a License from the Council. From a planning perspective, paragraph 6.1.1 of the adopted HMO SPG identifies that this would be the minimum that would be expected to be achieved for all applications for both C4 HMO’s and larger sui generis HMO’s. Having had regard to this criteria the submitted plans indicate that these standards would be met.
- 8.7 **Waste** – Policy W2 of the Cardiff Local Development Plan seeks to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by European and National targets. Facilities provided should be secure, unobtrusive and easily assessable.

The adopted Waste Collection and Storage Facilities SPG supplements policies adopted in the LDP relating to the provision of waste management facilities in new development. Paragraph 4.12 of the approved SPG on Waste Collection and Storage Facilities advises that for HMO’s the recommended bin allocation for between 6 & 8 residents is as follows :-

1 x 240L bin for general waste
1 x 240L bin for garden waste (if required)
2 x 25L bins for food waste
Green bags for recycling.

Details of waste provision have been submitted as part of this application. Waste Management have confirmed that the submitted details are acceptable and condition 4 has been imposed accordingly.

- 8.8 **Transportation** – Policy KP8 of the LDP seeks to reduce travel demand and dependence on the car. It identifies that to accommodate the planned growth levels predicted for the city, existing and future residents will need to be far less reliant on the private car and seeks to ensure that more everyday journeys are undertaken by sustainable modes of transport. Policy T5 of the LDP also identifies that all new development for which planning permission is required will contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives of the LDP.

The creation of a HMO in this sustainable location is considered to fundamentally accord with the principles of sustainable design, locating places to live within walking distance of local amenities, public transport links and places of work. It would therefore intrinsically accord with the principles of sustainable transport and the promotion of a 50/50 modal split, as promoted by Policy KP8, as occupiers would not be reliant upon the private car as a mode of transport. The creation of bicycle parking spaces for occupiers of dwellings is considered an essential element in promoting sustainability and achieving the modal split. The Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that a HMO will require a minimum of 1 cycle parking space per bedroom. As the proposal is for an 8 bedroom HMO then 8 cycle parking spaces will be required.

In respect of cycle parking the applicant has submitted details showing the provision of 8 undercover and secure cycle parking spaces within the rear garden. These are considered acceptable and accord with advice contained within the SPG and condition 3 has been imposed accordingly.

In respect of car parking the Managing Transport Impacts (Incorporating Parking Standards) (2018) SPG identifies that an 8 bedroom HMO will require between zero and one off street car parking space to be policy compliant. The application does not propose any off street car parking spaces which is in accordance with the aims and objectives of both the LDP and SPG in seeking to reduce dependence on the private motor vehicle.

- 8.9 **Amenity Space** – Criterion i) of Policy H5 of the LDP advises that planning permission will be granted where *“The property is of a size whereby the ...external amenity space of the resulting property would ensure an adequate standard of residential amenity for future occupiers.”* This is further reinforced by the HMO SPG which advises that amenity space is important in retaining a quality of life for people living within the dwelling. Paragraph 6.3.2 of the SPG states *“The City of Cardiff Council has typically used the figure of 25m² as the minimum expected external useable amenity space for C3 dwellings, i.e. for those*

dwelling up to 6 persons. This level should also apply to C4 properties. Each additional person would be expected to have 2.5m². As such, for example, the minimum expected for a 7 bed HMO would be 27.5m² of external amenity space. Each additional person should result in a corresponding increase of 2.5m². Useable amenity space is considered to be at least 1.4m wide, enabling storage and access.”

In respect of amenity space as the application seeks permission to change the use of the property to an 8 person HMO then 30 square metres will be required. Having undertaken an assessment of the proposal a private rear amenity space of approximately 35 square metres will be available for all occupiers to use in addition to provision for bin and cycle storage facilities. As the minimum amenity space requirement, as specified in the HMO SPG, will be 30 square metres the proposal is therefore considered acceptable.

- 8.10 Since the application was considered at Planning Committee on 3rd November 2022, the applicant has submitted revised plans in an attempt to overcome Committee’s concerns with respect to the amount of amenity space provided. The revision includes reconfiguring the window to bedroom 3 which has resulted in the amount of useable amenity space being increased by an additional 1.5 square metres. Paragraph 6.2.3 of the adopted SPG on HMO’s advises that amenity space should not overlook bedrooms and the relocation of the window has resulted in additional amenity space being made available.

9. EXTERNAL ALTERATIONS

- 9.1 **Ground Floor Rear Extension** - In respect of the proposed ground floor rear extension that seeks to replace an existing conservatory, the proposed extension is increasing the height by approximately 0.30m to 2.7m, which is a similar size to the existing conservatory. When taking in to account the existing conservatory the extension is considered acceptable and not considered to be overshadowing or overbearing to the neighbouring dwelling.

Furthermore, the existing conservatory currently has glazed and opening windows close to the boundary with No.90 Splott road, and so this proposal will have a solid wall to prevent any further overlooking to the neighbouring property, furthermore, condition 6 is also attached to prevent any windows being created and would prevent any further privacy issues.

Condition 5 is also attached so that the extension is finished in materials that match the existing dwelling and so it is considered that the proposal would not be out of character or generally un-neighbourly which would justify concern.

- 9.2 Since the application was considered at Planning Committee on 3rd November 2022 the applicant has amended the proposed ground floor rear extension where the existing conservatory is located. The revised plans show that the proposed extension will now be no higher than the conservatory to which it is to replace. The roof profile will be the same as the existing conservatory to lessen the impact for the adjoining neighbour.

- 9.3 **Dormer Roof Extension and Rooflights** - In respect of the dormer roof extension this will be set up the roof slope and is to be finished in materials to match the existing roof covering in accordance with advice contained within the Residential Extensions and Alterations SPG and raises no concerns. The rooflights to the front elevation are considered acceptable. It

should also be noted that a dormer roof extension of this size and rooflights could also be undertaken utilising existing Permitted Development rights.

10 OBJECTIONS

10.1 In response to the objections received the following should be noted:

Boundary wall ownership for the single storey extension – The plans show that the extensions will be undertaken on the owner’s land and certificate A has been signed by the agent to confirm this. Recommendation 3 has been attached to remind the applicant that this approval gives no such rights to undertake works on land outside of their ownership;

Building standards and infrastructure – The building standards in regards to fire safety and building quality matters would be covered under Building Regulation legislation.

Nearby planning decisions for HMOs - This is covered in paragraph 8.5 of this report;

Overshadowing – This is covered in paragraph 9.1 of this report;

Resubmitted changes – This is covered in paragraph 8.2 of this report.

Insufficient parking facilities – This is covered in paragraph 8.8 of this report;

Disruption whilst building work takes place – This is not a planning matter;

Waste management issues – This is covered in paragraph 5.1 and 8.7 of this report;

Health and Safety concerns due to potential fire, rubbish and or vermin – This is not a planning matter;

Increased noise from occupiers and visitors – If residents/visitors are creating a noise nuisance then this would be a matter for the Pollution Control Section of Shared Regulatory Services to deal with;

Loss of privacy from the dormer roof extension – The dormer roof extension complies with advice contained within the Residential Extensions and Alterations SPG. It could also be built at present utilising existing householder Permitted Development rights and did not therefore have to be included on this planning application;

Increased potential for anti social behaviour – This would be a matter for the police;

Change in the character of the area from family homes in a street close to schools and parks – This is covered in paragraphs 8.3 -8.5 of this report;

Substandard and overcrowded accommodation – This is covered in paragraph 8.6 of this report;

11. OTHER CONSIDERATIONS

11.1 Crime and Disorder Act 1998 – Section 17(1) of the Crime and Disorder Act 1998 imposes duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

11.2 Equality Act 2010 – The Equality Act 2010 identifies a number of ‘protected characteristics’, namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The Council’s duty under the above Act has been given due consideration in

the determination of this application. It is considered that the proposed development does not have any significant implications for, or effect on, persons who share a protected characteristic.

- 11.3 Well-Being of Future Generations Act 2016 – Section 3 of this Act imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs (Section 5). This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

12. **RECOMMENDATION**

- 12.1 The Council is mindful with respect to the number of HMO's within the City and that concerns are often expressed that a proliferation of such uses can undermine the character of an area to the detriment of local residents. While the previous application for the use was refused as detailed in paragraph 8.2, the existing proposal has removed the first floor extension and provided further information on the habitable room heights.

The Council is satisfied that the proposal complies with Policy H5 of the Cardiff Local Development Plan 2026-2026 and advice contained within the HMO Supplementary Planning Guidance as mentioned previously in this report.

Having taken all of the relevant factors into consideration there are no grounds to justify a refusal of this application and it is therefore recommended that planning permission be granted, subject to conditions.

13 **ALTERNATIVE RECOMMENDATION**

- 13.1 This application was considered at 3rd November 2022 Planning Committee where it was resolved to defer the application to the next meeting of Planning Committee for reasons for refusal, with reference to the amenity space available for future occupants. If members remain minded to refuse the application the following reason is suggested:

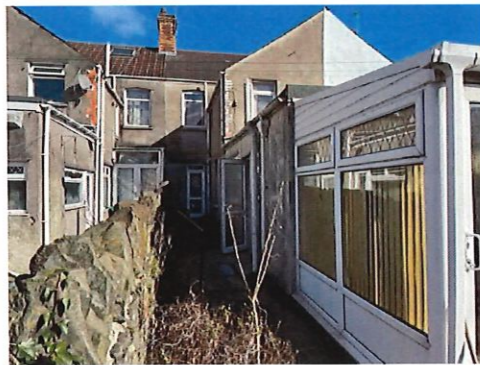
1. By virtue of the alterations required to facilitate the use of the property as a House in Multiple Occupation the proposal will provide an insufficient amount of useable amenity space to serve the number of occupiers contrary to Policy KP5: *Good Quality and Sustainable Design* and Policy H5: *Sub-Division or Conversion of Residential Properties* of the Cardiff Local Development Plan and the advice contained within the House in Multiple Occupation Supplementary Planning Guidance 2016.

PHOTOS—EXISTING



SITE LOCATION PLAN 1:1250

THE SITE



DTB DESIGN
 TEMPLE COURT 13a CATHEDRAL ROAD
 CARDIFF CF11 9HA
 TEL 029 2035 0365
 dtbdesignservices@gmail.com



REVISIONS

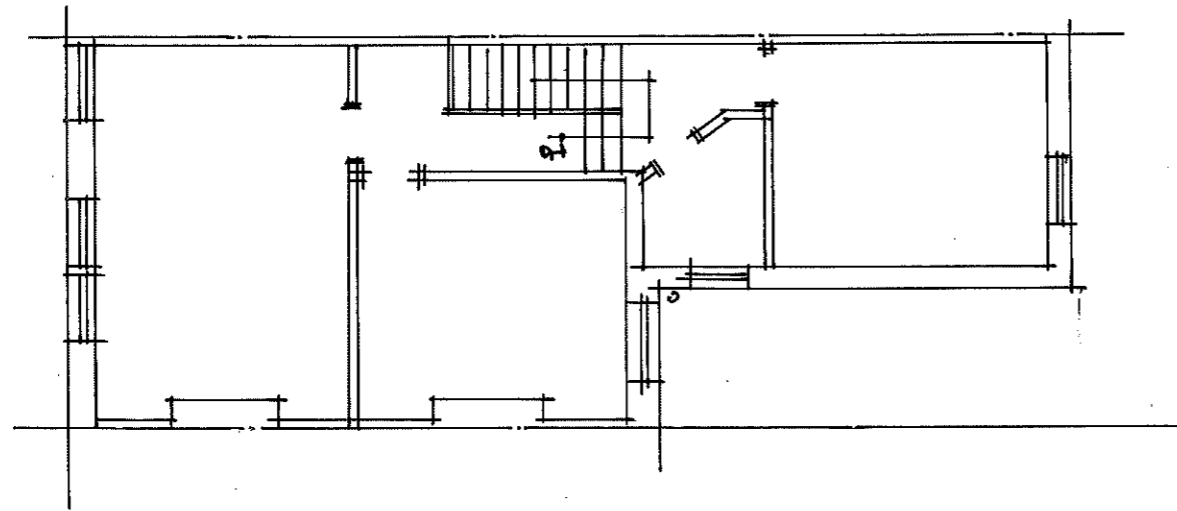
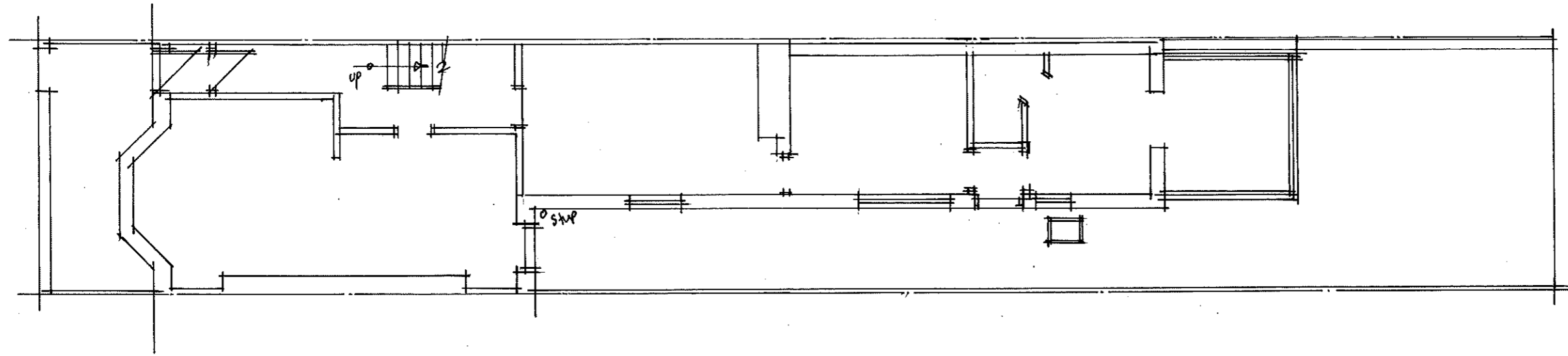
DTB DESIGN Architectural & Property Development Consultants

DESCRIPTION


DEVELOPMENT AT
 88 SLOTT ROAD
 CARDIFF

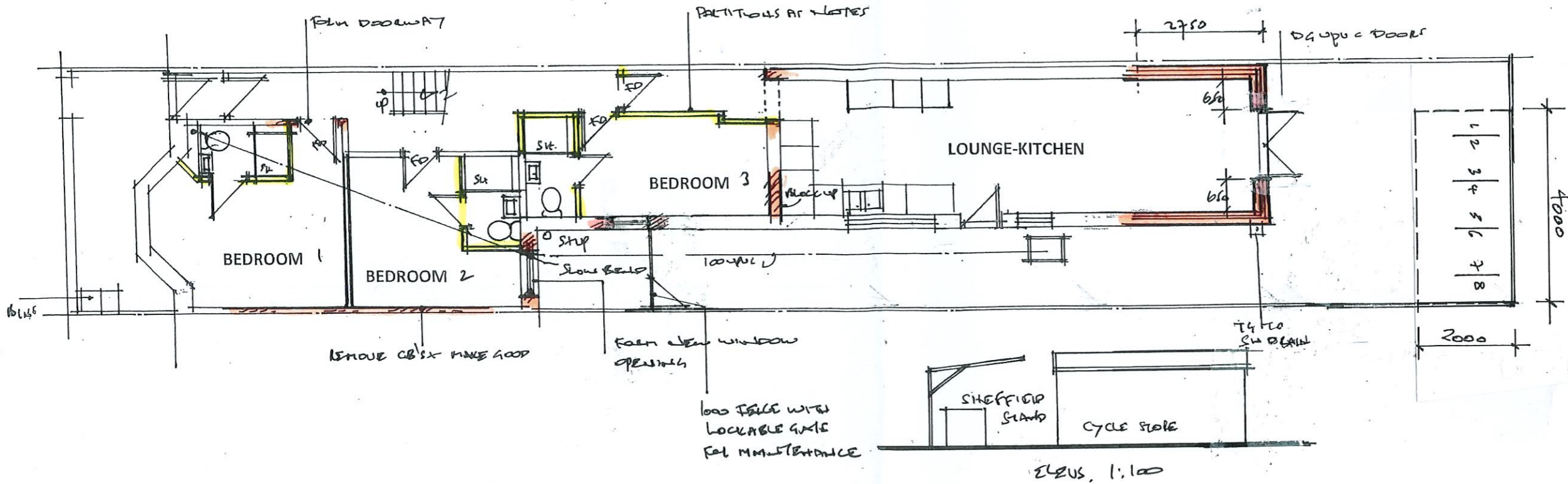
March 2022

CXB3/1



GROUND & FIRST FLOORS EXISTING 1:100 at A3

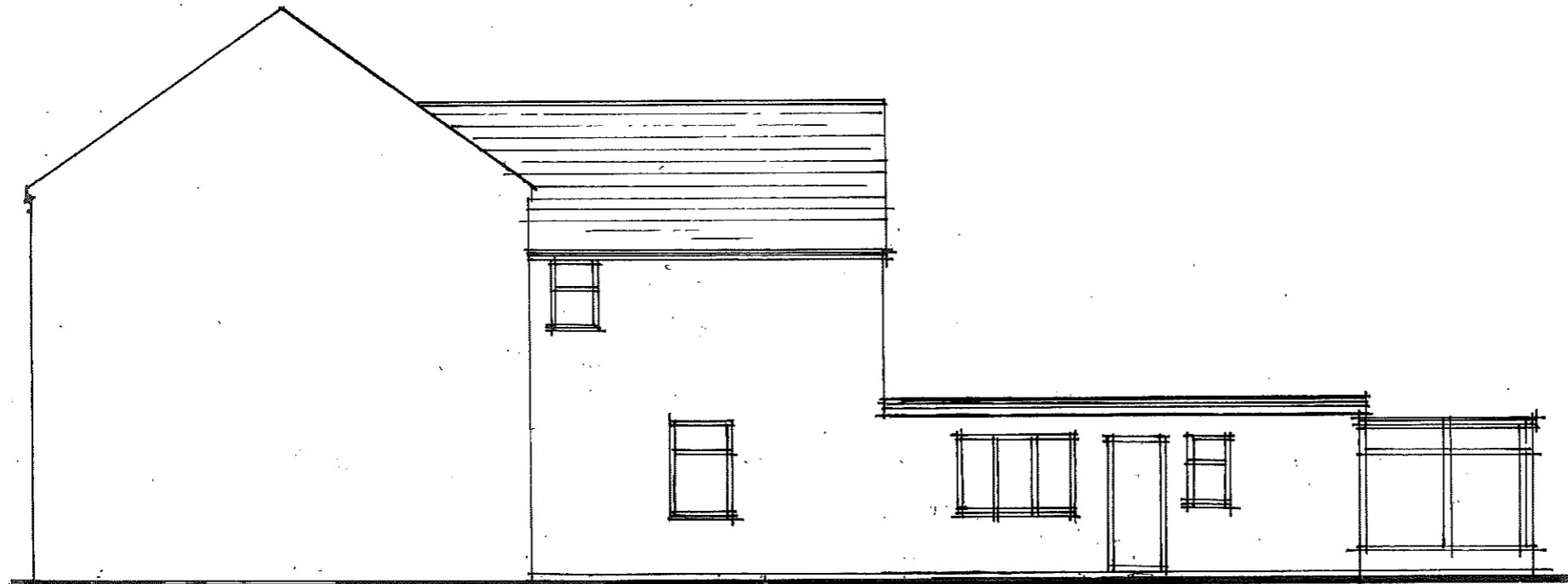
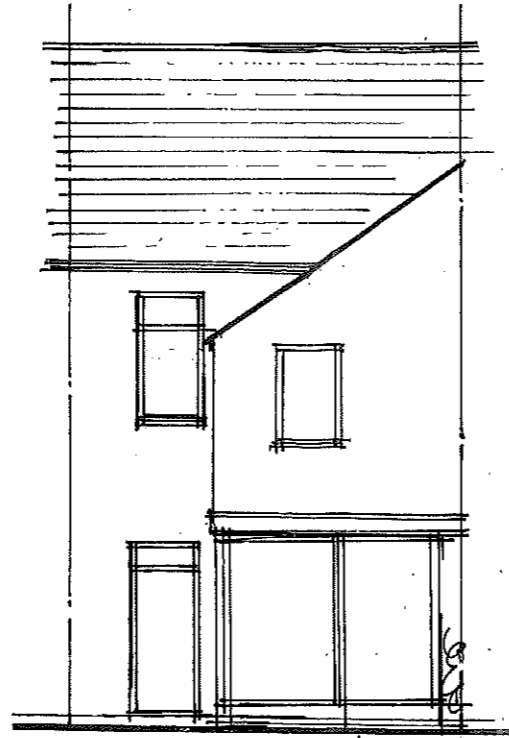
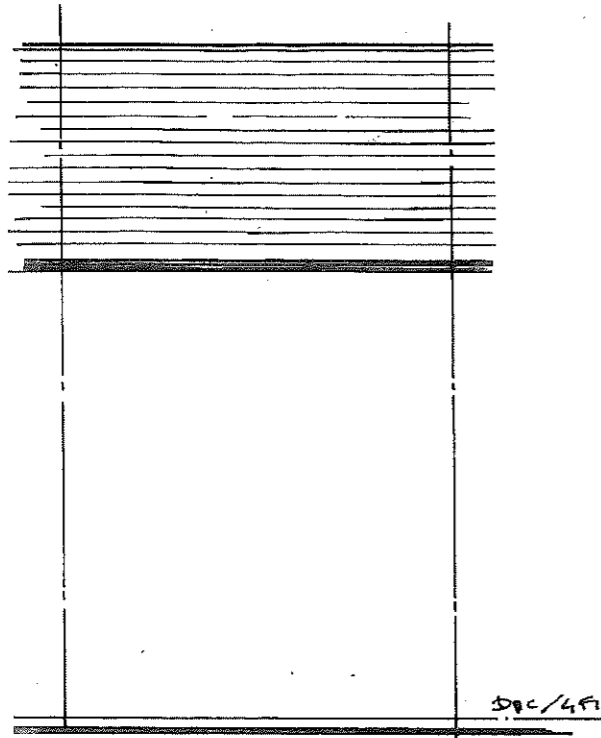
DTB DESIGN TEMPLE COURT 13a CATHEDRAL ROAD CARDIFF CF11 9HA TEL 029 2035 0365 dtbdesignservices@gmail.com		
REVISIONS		
DTB DESIGN Architectural & Property Development Consultant		
DESCRIPTION		
DEVELOPMENT AT 88 SPLOTT ROAD CARDIFF		
March 2022	PLAN NO. CXB3/2	



ELUS, 1:100

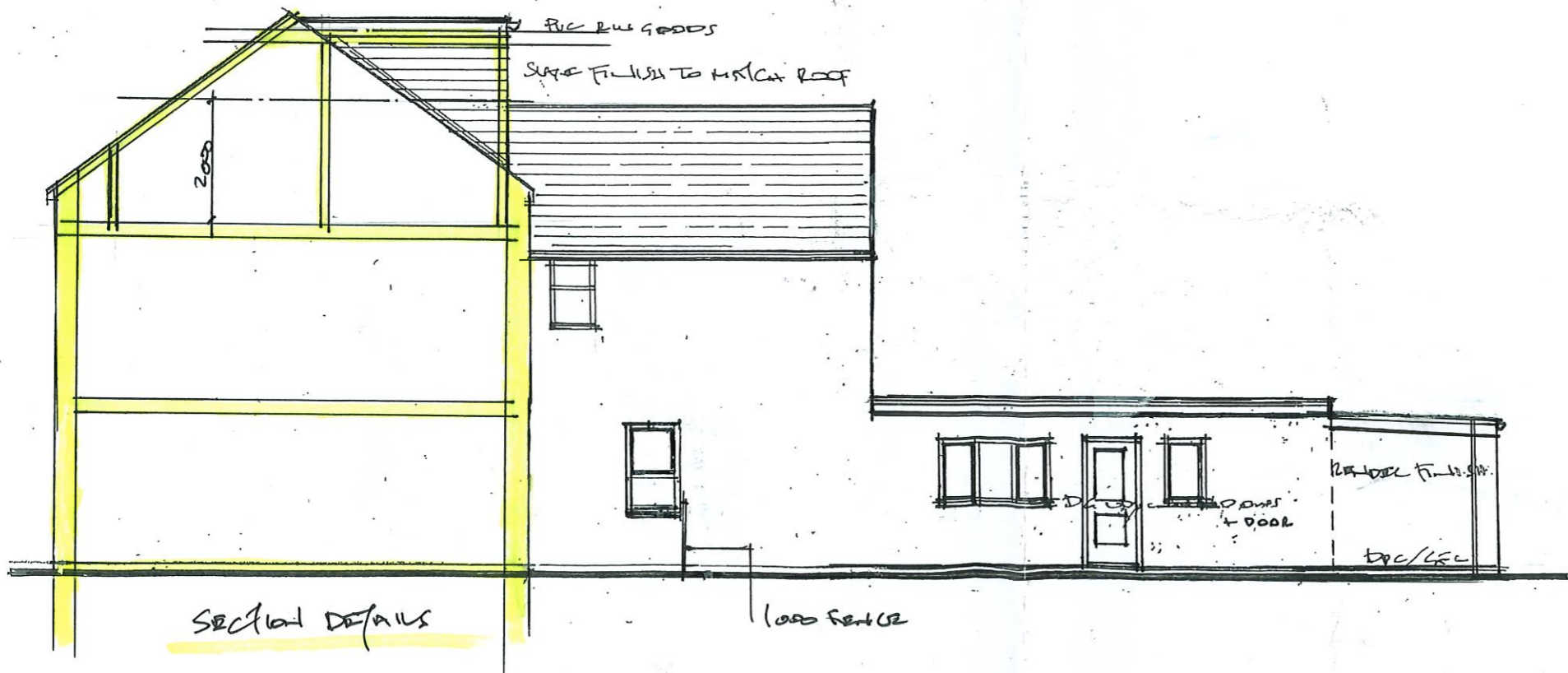
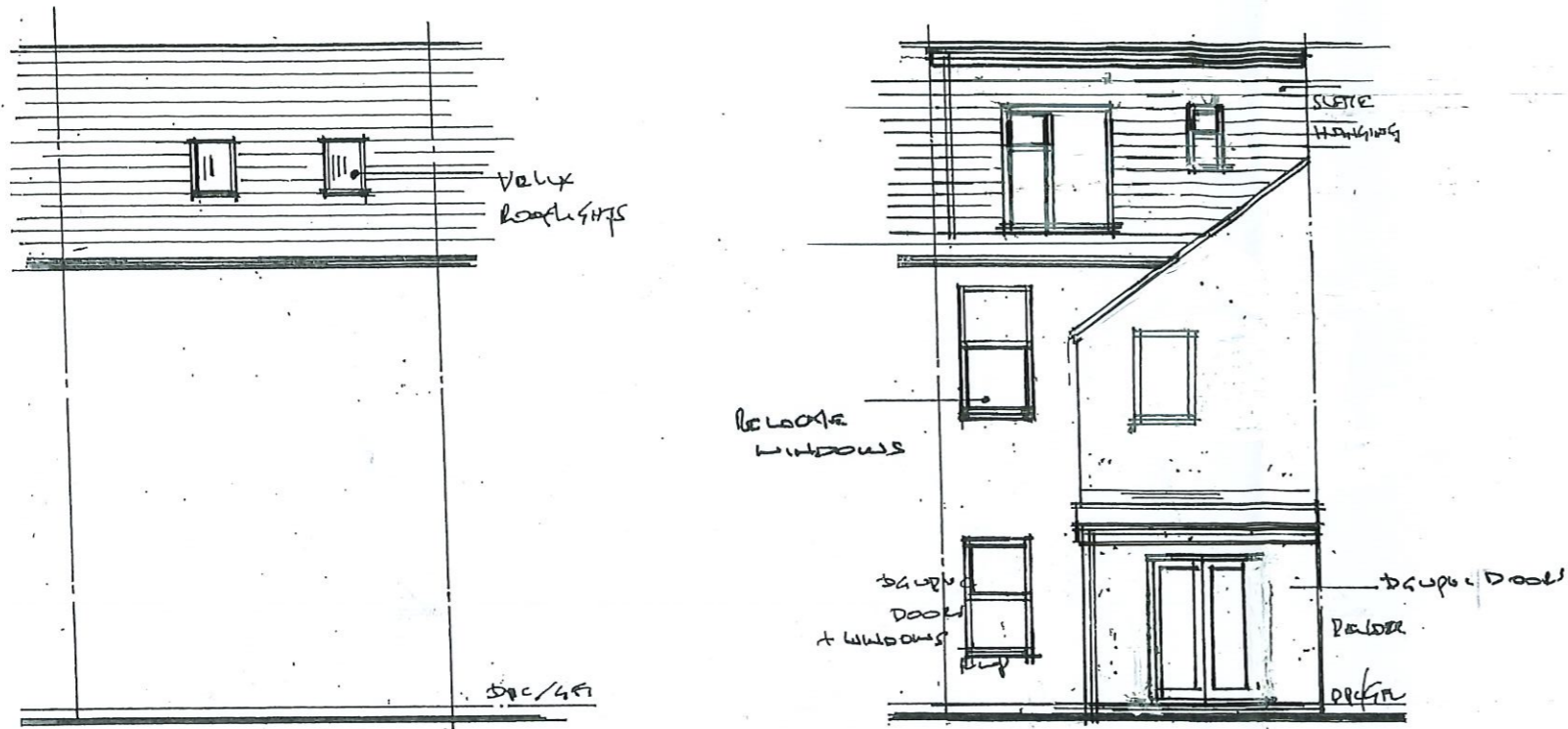
GROUND FLOOR PROPOSED 1:100 at A3

DTB DESIGN TEMPLE COURT 13a CATHEDRAL ROAD CARDIFF CF11 9HA TEL 029 2035 0365 dtbdesignservices@gmail.com		
REVISIONS a use @ 13/4/22 To be used 28/11/22 " " @ 2/22 " " @ 1/22		
DTB DESIGN Architectural & Property Development Consultants		
DESCRIPTION DEVELOPMENT AT 88 SPLOTT ROAD CARDIFF		
March 2022	PLAN NO. CXB3/4/1/1/1/1/1	



FRONT, REAR & SIDE ELEVATIONS EXISTING 1:100 at A3

DTB DESIGN TEMPLE COURT 13a CATHEDRAL ROAD CARDIFF CF11 9HA TEL 029 2035 0365 dtbdesignservices@gmail.com		
REVISIONS		
DTB DESIGN Architectural & Property Development Consultants		
DESCRIPTION		
DEVELOPMENT AT 88 SPLOTT ROAD CARDIFF		
March 2022	PLAN NO. CXB3/3	



FRONT, REAR & SIDE ELEVATIONS PROPOSED 1:100 at A3

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REVISIONS

CU Leds @ 0.1m TI level (E) 21/1/22
 TI level (E) 2/2

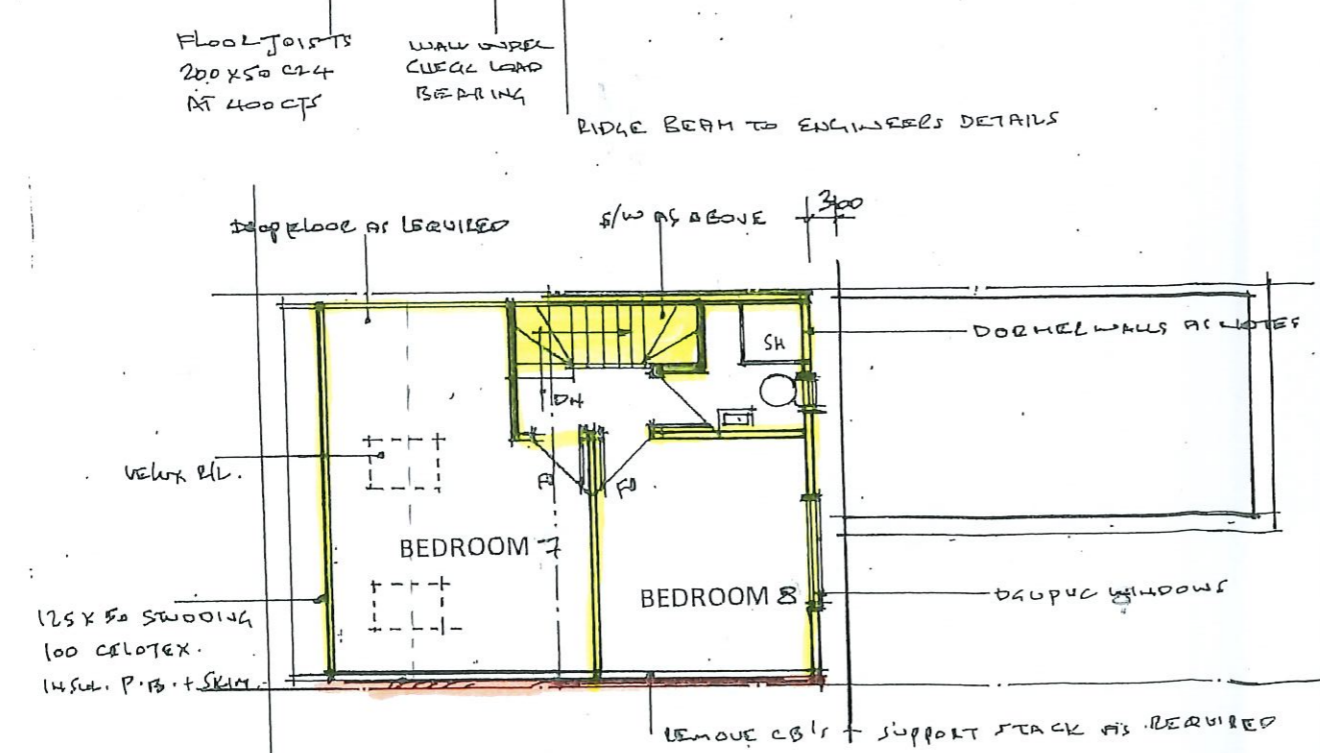
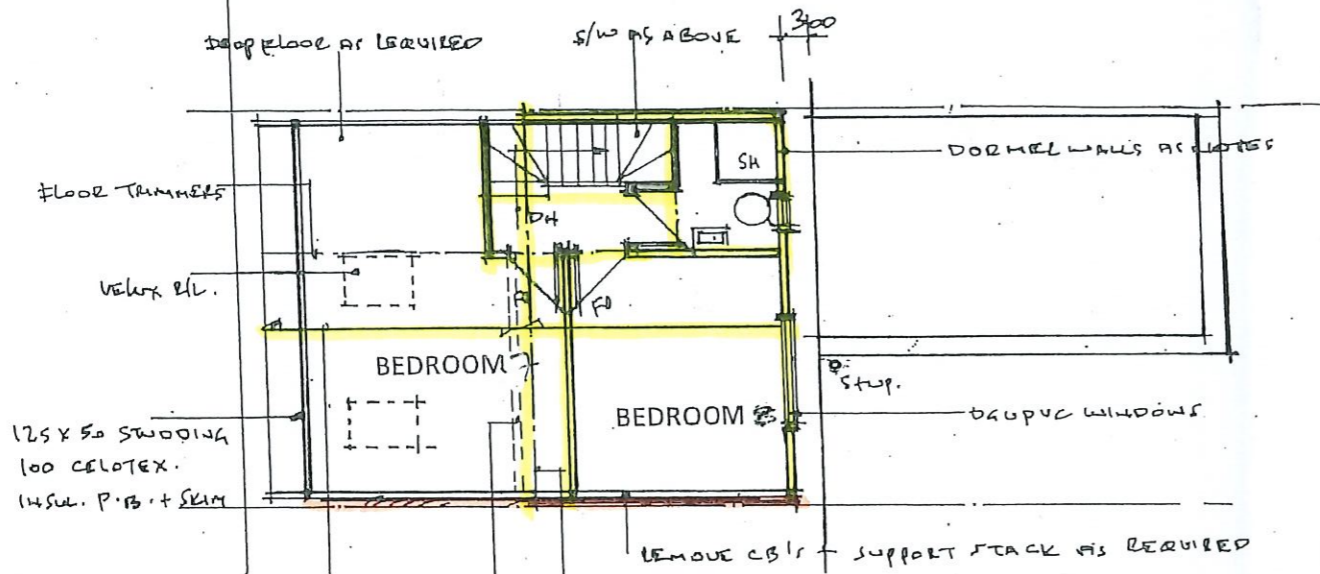
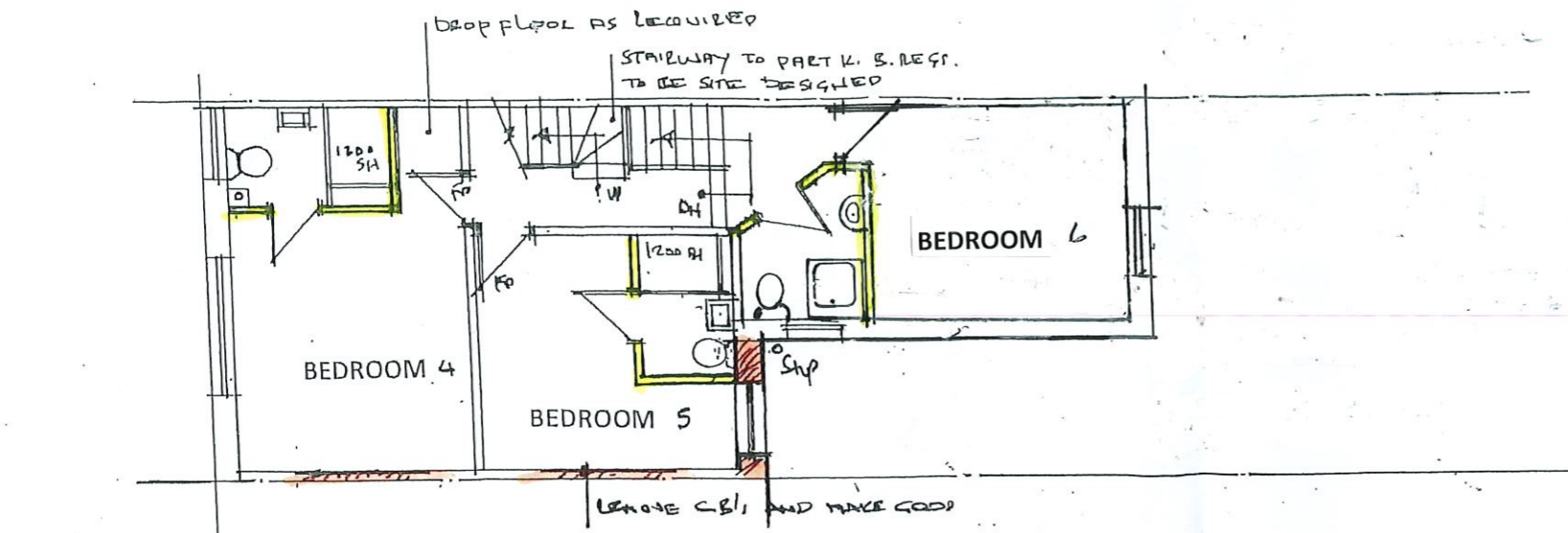
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DESCRIPTION

DEVELOPMENT AT
 88 SPLOTT ROAD
 CARDIFF

March 2022

PLAN NO. CXB3/6 /a/6/2



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REVISIONS

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DESCRIPTION

DEVELOPMENT AT
 88 SPLOTT ROAD
 CARDIFF

March 2022 PLAN NO. CXB3/5/a

FIRST FLOOR & SECOND FLOOR LAYOUT PLUS SECOND FLOOR STRUCTURAL LAYOUT PROPOSED 1:100 at A3