

Subject: FW: P2026/0526 - 9 High Street, Cwmavon

Hi Gavin,

Thank you for your email.

Having reviewed the amended proposals, Environmental Health has no objection to the application.

The proposed occupation of the property by a maximum of four persons is considered acceptable having regard to the available internal amenities. Whilst there is limited external amenity space available to future occupants, the proposed occupancy level assists in reducing the overall demand placed upon the facilities within the property.

For the avoidance of doubt, Environmental Health's comments are made on the basis that occupation of the property is restricted to a maximum of four persons. Should a planning permission be granted, I would recommend that an appropriate planning condition is imposed limiting occupation accordingly.

It should also be noted that, with occupancy restricted to four persons, the property would not currently fall within the mandatory HMO licensing regime under Part 2 of the Housing Act 2004. Any future increase in occupancy may alter the licensing requirements and should be referred to the Council's Housing team for further advice.

Kind regards,

Ryan Shoemark

Senior Environmental Health Officer/ Swyddog Iechyd yr Amgylchedd

Rhaid i bobl sy'n gosod eiddo eu cofrestru a chael trwydded i'w rheoli, neu ddefnyddio asiant trwyddedig erbyn 23 Tachwedd 2016. I gael gwybod mwy am y gyfraith newydd, ewch i www.rhentudoeth.llyw.cymru

People who rent out properties now have to register themselves and obtain a licence or use a licensed agent by 23 November 2016. To find out more about the new law, visit www.rentsmart.gov.wales



Neath Port Talbot County Borough Council/ Cyngor Bwrdeistref Sirol Castell-nedd Port Talbot Tel/ Ffôn: 01639 685646

We welcome correspondence in Welsh and will deal with Welsh and English correspondence to the same standards and timescales. Croesewir gohebiaeth yn y Gymraeg a byddwn yn ymdrin â gohebiaeth Gymraeg a Saesneg i'r un safonau ac amserlenni



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