

Supporting Statement

This statement has been prepared to support a planning application for the conversion of 15 Bethel Street, Briton Ferry, Neath SA11 2HQ a three bedroom C3 Dwelling house into a 5 bedroom House of Multiple Occupation (HMO).

Site

The site comprises of a detached two storey dwelling set off the south-western flank of Bethel Street, close to where that property terminates under the Briton Ferry A48 / A474 roundabout. The property is equipped with a partly surfaced hardstanding set to the front curtilage, separating the front elevation of the house from the back edge of the pavement on the highway.

The dwellinghouse is equipped with an attached side garage which protrudes beyond the front building line of the house. It continues to provide for one car parking space, while the aforementioned front hardstanding can provide for an additional three car parking spaces.

The site is set within a primarily residential area, being a mix of terraced housing to the opposite, eastern side of Bethel Street, and more modern semi-detached and detached housing to the western flank. Modern linked housing is to be found close by off the eastern side of Sand Lane, which junctions onto Bethel Street directly opposite the application property, with the Rose & Crown public house to one corner and "The Britannia Inn" public house to the other corner.

The public footpath off the southern end of Bethel Street leads directly to a main public bus stop which is 50m away and provides frequent and direct services to Neath town centre. A pelican-controlled pedestrian crossing is also found providing a safe crossing point of Neath Road to the opposite side and public bus stop to services destined to Baglan, Port Talbot and Swansea.

Parking Provision

Currently, the site provides onsite parking spaces for one vehicle in the attached garage and three spaces at the front of the property.

Promotion of Sustainable Transport

In line with contemporary urban planning principles and to encourage residents to use public transport and sustainable modes of travel, provisions for bike storage and bike parking will be incorporated into the development.

Dedicated areas for secure bike storage will be integrated into the property, ensuring residents have convenient access to safely store their bicycles. Additionally, bike parking facilities will be established within the site, promoting cycling as a viable mode of transport.

By offering infrastructure to support cycling, we aim to reduce dependency on private vehicles, alleviate parking pressures, and contribute to a more environmentally friendly community.



Figure 1 - Garvel Area potential additional parking



Figure 2 - Front Elevation and parking spaces



Figure 3 - rear of property



Figure 4 - Rear garden area



Figure 5 - Rear garden area