

Parking Statement
15 Bethel Street Briton Ferry
Neath
Neath Port Talbot
SA11 2HQ

**Change of use from single dwelling class C3 to 5-
bedroom HMO class C4 and construction of single
storey rear extension**

Dec 2024

PHONE

MOB PHONE

EMAIL

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1.0 **Introduction**

- 1.1 This statement has been prepared to support a planning application for the above development.

2.0 **Planning History - Planning Context**

2.1 **Planning History**

- 2.2 P2019/5645 - Change of Use of Dwelling to 2no. Self-contained flats and a 4-bed House of Multiple Occupation – Refused 30/01/2020 – dismissed on appeal 26/08/2020.

P2019/5038 - Change of use from dwelling (C3) to 2 no. 1 bed self-contained flats and 4 bed House of Multiple Occupation – Refused 15/07/2019.

P2024/0322 - Change of use from single dwelling class C3 to 5 bedroom HMO class C4 and construction of single storey rear extension – Refused 06/11/2024

2.3 **Planning Context**

- 2.4 The Local Development Plan for the area is the Neath Port Talbot Local

Development plan which was adopted in January 2016

2.5 **Policy**

LDP Policy

Strategic Policies

☐ Policy SP1 Climate Change

☐ Policy SP2 Health

☐ Policy SP3 Sustainable Communities

☐ Policy SP7 Housing Requirement

Policy SP8 Affordable Housing

Policy SP15 Biodiversity and Geodiversity

Policy SP20 Transport Network

☐ **Topic Based Policy**

☐ Policy SC1 Settlement limits

☐ Policy AH1 Affordable Housing

☐ Policy EN06 Important biodiversity and geodiversity sites

☐ Policy EN07 Important Natural Features

☐ Policy TR2 Design and Access of New development

Policy BE1 Design

SPG Guidance

Parking Standards (October 2016)- SPG ¹

National Policy

Planning Policy Wales *PPW* (Edition 12 Feb 2024)²

3.0 **Application site**

3.1 The application site is located south of Neath in the settlement of Briton Ferry

3.2 The site is a large detached dwelling with attached garage

3.3 The dwelling has 3 bedrooms with a garden and garage.

4.0 **Appraisal**

4.1 The application seeks consent for a 5 bed HMO.

4.2 The site is within Zone 2 (Plan 10) of the SPG. The SPG requires the provision of 6 spaces (1 per bedroom and 1 visitor) as set out in ***figure 1*** below

¹ <https://www.npt.gov.uk/planning-and-building-control/planning-policy/supplementary-guidance/>

² https://www.gov.wales/sites/default/files/publications/2024-02/planning-policy-wales-edition-12_1.pdf

figure 1

4.1 Residential: New Build & Conversions

Type of Development	Residents	Visitors
General Purpose: Houses and Apartments		
Houses	1 space per bedroom (maximum requirement 3 spaces)	1 space per 5 units
Apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to bedsits, or self-contained apartments	1 space per bedroom (maximum requirement 3 spaces per apartment)	1 space per 5 units
House conversions to residential hostel	1 space per resident staff 1 space per 3 non-resident staff	Nil

- 4.3 Given that the site has a current lawful use a 3 bed dwelling it is considered that the current parking requirement would be 3 spaces. Currently 1 car parking is provided within the garage with informal parking on the area of land in front of the dwelling.
- 4.4 A sustainability appraisal (**Table 1**) has been undertaken in accordance with the advice contained within Appendix F of the Councils adopted Supplementary Planning Guidance

Table 1

Sustainable criteria	Maximum walking distance	Sustainability Points
Local facilities		
The Britannia Inn Rose and Crown New Garden Chinese <i>Sudz</i> Launderette Back Pain clinic Church- Our lady of the Assumption ABC Upholstery Schooners bar Rehoboth Church Day Nursery Library /Various shops	15m 22m 101m 118m 119m 120m 125m 153m 177m 390m 395m	Facilities are typically within 400m therefore 2 points applied. More than 2 facilities so points doubled to 4 4
Public Transport		
Briton Ferry Post Office(south)	89m	3
Briton Ferry Roundabout	203m	
Briton Ferry Post Office(North)	216m	
Cycle route	60m	1
Frequency of public transport	Frequency	

Routes	20m	2
87 202 901 902 X5		
87 202 X5		
202 X1		
Route times- 06:27- 01:00		
Total of points		10

4.5 The sustainability appraisal score is 10 points which equates to 2 car parking spaces as shown in **figure 2**

figure 2

Reductions in Parking Requirement

Sustainability Points	Parking Reduction
Residential Developments	
10 pts	2 spaces per dwelling
7 pts	1 space per dwelling
All Other Developments (other than shops and retail warehouses)	
10 pts	30%
7 pts	20%
5 pts	10%

4.6 As indicated previously the required standard is 6 car parking spaces, 1 per bedroom and 1 visitor.

- 4.7 The sustainability appraisal (SA) demonstrates that a reduction of 2 spaces is applicable. Therefore, the required parking provision is 4 spaces.
- 4.8 The existing parking provision dictates that the existing garage provides 1 spaces and therefore 2 vehicles are parked on the adjacent highways.
- 4.9 It is not possible to provide further car parking on the site
- 4.10 Whilst it is accepted that the proposal will provide less spaces than the required standard, the current car parking on the site dictates that the development will result in a negligible increase in on-street car park.

Table 2

Table 2

Existing Parking		Proposed Parking (with deducted for SA)		Net change	
On site	On street	On Site	On street	On site	On street
1	2	1	3	0	+1

4.11 Other matter

- 4.12 It is understood the parking SPG is under review as part of the current Local Development Plan review and to bring it in line with revisions to the of the Use Classes Order which has introduced new Classes C4, C5 and C6.

- 4.13 Parking standards within adjacent local authorities have already been revised to reflect the updated Use Classes Order.
- 4.14 In the City and County of Swansea (CCS), for example, the proposed development would require 3 parking spaces as set out in **Figure 3** below and as such would result in no net increase in parking over and above the existing requirement.

Figure 3

ZONES 2 to 6

Houses (General Purpose)	1 space per bedroom (maximum requirement 3 spaces)	1 space per 5 units
Apartments (General Purpose)	1 space per bedroom (maximum requirement 3 spaces)	1 space per 5 units
House conversions to bedsits, or self-contained apartments	1 space per bedroom	1space per 5 units
Houses in Multiple Occupation(See note 8)	3 spaces for up to 6 sharing and 1 space per additional bedroom.	1 space per 5 units
House conversions to residential hostel	1 space per resident staff 1 space per 3 non-resident staff	Nil
Special Purpose Housing		
Self-contained older persons dwellings(not wardened)	1 space per 2 - 4 units	1 space per 4 units

- 4.15 Whilst it is accepted that the standards within CCS do not apply to the current application it is respectfully submitted that they reflect a more up-to-date provision which could be applied to the current application.

5.0 **Summary**

- 5.1 The proposed development will provide a cycle store and on-site parking.
- 5.2 Whilst it is accepted that the proposal will provide result in one more additional car parked on street this will not have a detrimental effect on highway and pedestrian safety.