

**Our Ref:** S25.107  
**Date:** 10<sup>th</sup> March 2025

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Dear Sir or Madam,

**Town and Country Planning Act 1990**  
**Certificate of Lawful Development Application (Proposed Use) Relating to the Change of Use from**  
**Use Class C4 (Houses in Multiple Occupation) to C3 (Dwellinghouses)**  
**17 Burrows Road, Skewen, SA10 6AE**  
**Planning Portal ref: PP-13823092**

Asbri Planning is appointed as planning agent to Tai Tarian Ltd. in respect of the above Certificate of Lawful Development Application (Proposed Use) Relating the Change of Use from Use Class C4 (Houses in Multiple Occupation) to C3 (Dwellinghouses) at 17 Burrows Road, Skewen SA10 6AE.

The Certificate of Lawful Development application has been submitted via Planning Portal and the submission documents are listed below:

- Completed Planning Application Forms
- Site Location Plan
- Council Tax Notice
- Application fee of £230

**Site Context**

The application site comprises the 17 Burrows Road, which is a 3-storey semi-detached house. It is located within the settlement limit identified in the Neath Port Talbot Local Development Plan (LDP). Vehicular access to the site is taken from Andrea Parsons Lane located at the southeastern boundary, and a parking area is provided within the site boundary. An additional pedestrian access is also provided at the northwestern from Burrows Road. The current photo shows the current condition from the site taken from Andrea Parsons Lane (southeastern boundary):



In respect of surroundings, the site is set in a primarily residential area where both the southwest and northeast boundary adjoins existing residential dwelling. It is also noted that the site is also within close proximity to a number of local facilities, including shops, public house, takeaway and pharmacy. The site is also accessible by public transport, the closest bus stop is located approx. 100m to the southwest from the application site, with bus route 204 providing access towards Neath.

### **Site History**

A search has been undertaken in respect of planning history of the site using the Council's online planning explorer has revealed that the site has benefited from numerous planning permissions, which are as follows:

- N1993/0596 – Change to House in Multiple Occupation – Approved on 21<sup>st</sup> February 1994
- N1980/0470 – Converting House into Guest House – Approved on 23<sup>rd</sup> September 1980

### **Proposed Change of Use**

As noted in the submitted Council Tax Notice, it is confirmed that the property concerned was used as a Houses of Multiple Occupations (Use Class C4) and the current use ends on 18<sup>th</sup> Jan 2023. It is the applicant's intention to change the use of the building back to a dwellinghouse (Use Class C3). This application is therefore submitted to seek confirmation that the proposed change of use is lawful that a planning application is not required.

In addition to the above, it is confirmed that the proposal does not include any alteration on the external design and internal configuration of the building.

### **Justification for Lawful Development**

This application is to formally establish that the proposed change of use is 'lawful', in that no planning permission is required and no enforcement action may be taken. It is considered that the proposal falls within the permitted development right as set out in Class H, Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development Order 1995 (as amended under The Town and Country Planning (General Permitted Development) (Wales) Order 2016), which states the below:

#### **"Permitted Development**

*Development consisting of a change of use of a building to a use falling within Class C3 (dwellinghouses of the Schedule to the Use Class Order from a use falling within Class C4 (houses in multiple occupation) of that Schedule."*

The application site at 17 Burrows Road was the subject of a detailed planning permission in 1994 (ref: N1993/0596) which allowed its changed of use to a House of Multiple Occupation (HMO). As is evidenced by the submitted Council Tax records this permission was implemented, the property concerned is currently classed as a and the use of the site as a HMO ceased Jan 2023, whereby the property has remained vacant.

The applicant now intends to revert the use of the property back to a single dwelling thus the proposal comprises a change of use from Use Class C4 to C3 which we consider would fall within the permitted development right as set out in Class H, Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development Order 1995 (as amended). Therefore it is considered that the proposed change of use is "Lawful" and a planning application is not required.

### **Conclusion**

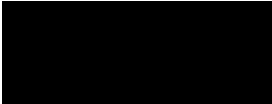
This letter has been prepared on behalf of Tai Tarian Ltd. In respect of the above Certificate of Lawful Development Application (Proposed Use) Relating the Change of Use from Use Class C4 (Houses in Multiple Occupation) to C3 (Dwellinghouses) at 17 Burrows Road, Skewen, SA10 6AE.

As identified above, the proposed change of use falls within the Class H, Part 3 of Schedule 2 of The Town and Country Planning (General Permitted Development Order 1995 (as amended under The Town and Country

Planning (General Permitted Development) (Wales) Order 2016). It is therefore considered that the proposed change of use is lawful, in that no planning permission is required and no enforcement action may be taken. As such it is respectfully requested that Neath Port Talbot County Borough Council grant the Lawful Development Certificate for the proposed change of use.

I trust that the submitted documents allow the application to be validated and look forward to receiving details of the name of the case officer, application reference number and target determination date. If you have any queries in the meantime, please do not hesitate to get in touch.

Yours Faithfully,



**Glenn Lee - Planner**  
**Asbri Planning Ltd**