

Planning Application Public Objection Statement

Proposed 6-Bed HMO at Ena Avenue, Neath, SA11 3AD

1. Property Condition & Intent of Development

The property is currently in significant need of full renovation, having been neglected over time. We intend to strip the building back to brick and carry out a full, high-quality refurbishment throughout.

Our aim is to provide modern, well-managed accommodation of a very high standard, with all works fully compliant with Building Regulations and HMO Licensing requirements. All fire and safety provisions — including alarms, fire doors, emergency escape routes, and compartmentation — will be installed in line with Building Control and Neath Port Talbot HMO standards.

The accommodation will be let exclusively to working professionals, including a strong preference for NHS contractors and key workers, ensuring a stable, respectful, and reliable tenant base.

2. Overdevelopment / Over-Intensification / Pressure on Services

The existing property is a 4-bedroom home, with all rooms large enough to accommodate double occupancy — legally allowing for up to 8 residents in its current configuration.

In contrast, our proposal seeks to create 6 single-occupancy rooms, meaning a reduction in maximum occupancy. There is no material intensification in terms of number of residents.

Concerns raised around noise, pressure on public services, drainage, GP surgeries, schools, or waste collection do not reflect the actual occupancy change. If anything, the proposed use is more controlled and consistent, with a professionally managed tenant group and clear house rules.

We are happy to provide a waste management plan if requested. All drainage and plumbing works will comply with building control and will not exceed the capacity of existing infrastructure.

3. Visual Impact, Design, and Character of the Area

The proposed dormer loft conversion falls under permitted development rights and has been carefully designed to be proportionate and in keeping with the character of the original house.

The dormer is positioned at the rear of the property, will be constructed using matching

materials, and will mirror the existing finish and style. No changes are proposed to the front façade.

This ensures the property maintains its contribution to the character of Ena Avenue and has no negative visual impact on the street scene or neighbouring buildings.

While the property is located near a conservation area, we have made sure the proposed works are sympathetic in scale, material, and appearance, with no adverse effect on heritage assets or the architectural style of the road.

4. Parking and Traffic Management

Ena Avenue is a permit-only parking area, and each property is limited to two permits — which we fully support. We will not be requesting any additional permits beyond what is allowed.

In addition, the property benefits from a private garage, offering off-street parking, further reducing pressure on public spaces.

There is also a multi-storey car park located just around the corner, offering discounted rates for local residents, which ensures that additional vehicle parking — if needed — can be absorbed without strain on the immediate road network.

This demonstrates that the proposal will not result in traffic congestion, parking conflicts, or any breach of local transport policies.

5. Noise, Amenity, and Antisocial Behaviour Concerns

Letting the property to solely working professionals (many of whom will be NHS staff on contract) ensures a low-turnover, respectful tenant group. These are individuals seeking quiet, clean accommodation and will be fully vetted and managed.

With all rooms being single-occupancy, and with proper internal soundproofing and fire separation in place, we do not expect any undue noise or disturbance to neighbouring residents.

Unlike unregulated properties, this will be a licensed and actively managed HMO, with clear rules regarding noise, conduct, and maintenance. A direct contact number for property management will be available to neighbours if any concerns arise.

6. Privacy, Overlooking, and Light

There are no proposed windows overlooking neighbouring gardens or habitable rooms. The dormer windows face the rear access lane, not neighbouring properties.

There is therefore no loss of privacy or light to neighbouring dwellings. The rear-facing design complies with planning guidance and avoids any overlooking concerns.

7. Policy Compliance

The proposal fully adheres to Neath Port Talbot's Local Development Plan policies, HMO licensing conditions, and Building Regulations. The scale of the development, internal room sizes, amenities, fire safety, and design standards all meet or exceed the required benchmarks.

All planned works fall either within permitted development rights or are in accordance with local planning and HMO guidelines.

8. Community Balance & Local Housing Need

This HMO will be professionally managed, occupied by working adults, and contribute to meeting local housing demand, particularly for flexible, high-standard accommodation for professionals.

It does not displace a family home — the existing house is uninhabitable and has been for some time. It also does not represent a precedent for over-conversion, as every planning application is considered on its own individual merits.

Conclusion

In light of the above, we respectfully submit that the objections raised do not reflect the actual nature or impact of the proposal. This is a well-designed, compliant, and responsibly managed HMO, providing high-quality accommodation for professionals, with no material harm to residential amenity, parking, or community character.

We remain open to constructive dialogue with the planning department and local residents, and are happy to work collaboratively to ensure this development benefits both future tenants and the wider Ena Avenue community.

Appendix A: Our most recent project demonstrates the high standard of finish and quality of workmanship we consistently deliver. The renovation at Ena Avenue will match this specification.







