

Planning Statement

28 Enfield Road, Port Talbot, SA12 6NN



Planning Statement

Change of use from dwellinghouse (Use Class C3) to a house in multiple occupation (Use Class C4).

Client: Help For Homeless Veterans

Site: 28 Enfield Road, Port Talbot, SA12 6NN

Set Square Studio Ltd

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Report By: James Andrews

1. Introduction

This Planning Statement supports an application for the change of use of an existing four-bedroom dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) at 28 Enfield Road, Port Talbot, SA12 6NN.

The proposal seeks to facilitate the use of the property to provide shared residential accommodation for homeless and at-risk military veterans. While the applicant considers the operational characteristics to have elements of a specialist use, the application is presented as a change of use to HMO in accordance with the Local Planning Authority's position.

No external alterations are proposed. There is no increase in the building's footprint, height or massing, and the property will retain its domestic appearance and function within an established residential street.

2. Site and Surroundings

28 Enfield Road is a conventional two-storey residential property located within a well-established residential area. The surrounding context is characterised by:

- Predominantly residential dwellings of similar scale and appearance
- Established building lines and plot layouts
- Direct residential access from the public highway
- On-street parking typical of the area
- Private rear garden amenity space

The site is sustainably located with access to local services, employment opportunities and public transport.

3. Description of Development

Planning permission is sought for the change of use of the property from a single dwellinghouse (Use Class C3) to a House in Multiple Occupation.

The proposal will:

- Utilise the existing four-bedroom arrangement
- Provide shared kitchen, living and bathroom facilities
- Operate at an occupancy level comparable to a family dwelling
- Retain the existing internal and external domestic layout

No extensions, external works, signage or commercial elements are proposed.

4. Purpose and Nature of the Use

The property will be used to provide stable residential accommodation for homeless and at-risk military veterans who require a secure base while transitioning into longer-term housing.

Residents will occupy individual bedrooms and share common domestic facilities. The property will be used as a primary residence by occupants and will operate as a shared house, rather than as a hostel, institution or care facility.

Key operational characteristics include:

- Independent living within a shared domestic environment
- No on-site care, medical services or permanent staffing
- Residents responsible for their own day-to-day activities
- Support accessed externally through veteran support organisations and local services

There will be no visiting public, no commercial activity and no change to the external appearance of the building. Levels of activity and movement will remain consistent with typical residential occupation.

5. Use Class Considerations

The proposal is presented as a change of use from Class C3 to HMO. The use will involve occupation by a small number of unrelated individuals sharing basic amenities within a domestic setting.

While the accommodation is targeted at a specific group with particular housing needs, the day-to-day operation of the property will remain residential in nature and scale.

6. Planning Policy Assessment

6.1 National Planning Policy

National planning policy supports the efficient use of existing housing stock and the delivery of a range of housing types to meet identified needs. Shared housing, including HMOs, forms an established part of the housing mix and provides flexibility within the housing market.

The proposal makes effective use of an existing dwelling and avoids the need for new development.

6.2 Local Planning Policy

The proposal accords with local planning objectives by:

- Providing residential accommodation within an established residential area
- Preserving the character and appearance of the street
- Protecting neighbouring amenity
- Making efficient use of existing infrastructure and services

7. Impact on Residential Character

The proposal will not alter the external appearance of the property, which will continue to read as a single dwelling within the street scene. The scale and intensity of use are modest and comparable to a typical family home.

The residential character of Enfield Road will therefore be preserved.

8. Impact on Neighbouring Amenity

The change of use will not result in unacceptable impacts in respect of noise, disturbance, privacy or outlook. Occupancy levels and patterns of activity will remain within normal residential parameters.

Neighbouring residential amenity will be safeguarded.

9. Highways and Parking

The proposal is not expected to generate a material increase in vehicle movements. Parking demand will be comparable to that of a typical dwellinghouse and can be accommodated within existing on-street provision.

The site is well located in relation to public transport, reducing reliance on private vehicles.

10. Amenity for Occupiers

Future occupiers will benefit from:

- Private bedrooms of appropriate size
- Shared kitchen, living and bathroom facilities
- Access to private garden space
- Proximity to services, employment and public transport

The proposal provides a satisfactory standard of accommodation consistent with planning expectations.

11. Social Benefits

The proposal delivers a clear social benefit by providing secure and appropriate accommodation for homeless veterans, supporting their transition into stable long-term housing and reducing pressure on temporary and emergency accommodation.

12. Green Infrastructure

The proposal retains the existing private rear garden as soft landscaped amenity space, thereby maintaining on-site green infrastructure and its associated benefits for biodiversity, surface water management, and residential amenity. In accordance with local planning policy objectives for

biodiversity enhancement, a small-scale ecological improvement is proposed through the installation of a bird nesting box or similar biodiversity feature within the rear garden or on an appropriate elevation of the building. This minor enhancement represents a proportionate and practical measure that delivers a net gain for biodiversity without altering the character of the property. The proposal therefore supports green infrastructure objectives while making efficient use of an existing residential asset.

12. Conclusion

The proposed change of use from a dwellinghouse (Use Class C3) to a House in Multiple Occupation represents an appropriate and low-impact form of residential development.

The proposal:

- Makes effective use of an existing dwelling
- Preserves residential character
- Protects neighbouring amenity
- Provides socially beneficial accommodation
- Complies with national and local planning policy

Planning permission is therefore respectfully requested.