

Supporting Statement

This application seeks a change of use from **Class C3** (dwellinghouse) to **Class C6** (short-term let) for the property addressed 36, Tudor Gardens, Neath, SA10 7RX. The proposal aligns with the **Neath Port Talbot Destination Management Plan** by providing high-quality visitor accommodation that supports the local tourism economy.

Residential Amenity & Character:

- **Scale of Use:** The property will be let to a single group or family at a time, ensuring the scale of use remains consistent with a standard residential dwelling. This will prevent the over-intensification of the site, maintaining the character of the surrounding area in accordance with **Policy BE1** of the NPT LDP.
- **Domestic Function:** No industrial processes or machinery will be installed. The property will continue to function as a domestic dwelling with typical household appliances, ensuring no adverse impact on the living conditions of neighbouring residents.
- **Noise & Disturbance:** We are committed to protecting the residential amenity of the locality. Guests will be provided with a 'Good Neighbour' guide outlining expectations for reasonable behaviour to prevent noise or anti-social disturbances. In addition to providing guests with a 'Good Neighbour' guide, we have in place a contingency plan to install a smart noise monitoring system (such as Minut or NoiseAware) in the event of a neighbour complaint. This technology monitors decibel levels without recording audio, ensuring guest privacy while alerting us immediately via SMS if noise thresholds are exceeded. This will allow for proactive intervention—often before a disturbance becomes a formal nuisance—ensuring the property remains a quiet and respectful part of the residential community in line with **Policy BE1** of the Neath Port Talbot LDP. We maintain a positive relationship with our immediate neighbours and are committed to ensuring this remains unchanged. To provide them with further peace of mind, we have established a direct line of communication for any concerns.

Operational Management:

- **C6 Compliance:** The property will be used for commercial short-term letting for periods not exceeding 31 days per occupation.
- **Availability:** To ensure the property contributes effectively to the local visitor economy, it will be available for let for at least **252 nights per annum**, meeting the commercial letting criteria established by the Welsh Government.
- **Waste & Parking:** Household waste will be managed through the standard local authority collection schedule, and parking provision will remain unchanged, ensuring no additional pressure on street safety.
- **Guest Register:** In line with standard NPT planning conditions for holiday lets, an up-to-date register of all occupiers (including names, main home addresses, and dates of stay) will be maintained and made available for inspection by the Local Planning Authority upon request.