

Porthcawl Town Council



PLANNING APPLICATIONS FOR CONSIDERATION  
BY THE PLANNING COMMITTEE (Electronically)  
28<sup>th</sup> May 2020

APPLICATION	COMMENTS
<p data-bbox="121 562 312 591">P/20/183/FUL</p> <p data-bbox="121 633 379 736">Mr V Kumar 24 Victoria Avenue Porthcawl</p> <p data-bbox="121 779 834 848">Conversion of offices into 6 flats with new openings to rear and roof lights.</p>	<p data-bbox="865 562 1038 591"><b>Objections:-</b></p> <p data-bbox="865 633 1477 882"><b><u>Fire Safety</u></b> - The application is for 6 flats over 3 floors. There is no external staircase proposed, parts of the existing internal staircase are very narrow and in places it is also very steep. There does not appear to be any fire protection detailing shown around the stairwell.</p> <p data-bbox="865 891 1469 1211"><b><u>Parking</u></b> - This section of Victoria Avenue has many houses that have already been split into flats and there are double yellow lines down one side of the street which is a limiting factor on any further development in the locale. The parking area to the rear will realistically only hold 3 cars, that is not sufficient for 6 flats, particularly in an area that already struggles with parking.</p> <p data-bbox="865 1220 1477 1357"><b><u>Quality of Development</u></b> - the flats are very small and they are unlikely to achieve Welsh Quality Housing Standards, particularly in terms of storage space in the kitchens.</p>