**Design Statement**

47 Treharris Street, Cardiff CF24 3HJ (the **“Property”**)

This statement accompanies the application for a change in use for the Property from a C3 dwelling to a C4 HMO.

The proposed development will provide a high quality HMO for individuals to reside in the sought after location of Roath.

This application complies with the Supplementary Planning Guidance referred to in email exchanges between my husband (Ian Whittle) and Mr James Moore and their subsequent phone conversation on 23 January 2023, at the pre-application stage.

I have registered with Rent Smart Wales as the Landlord of the Property and have appointed a licensed agent to conduct management and letting activities.

The kitchen design ensures adequate work surfaces and cooking facilities. Space for appropriate size waste storage has also been considered to maintain hygiene.

The area comprises of free street parking; however, the Property is located very close to Cardiff City centre whereby occupiers have a genuine alternative to car based travel. One cycle parking space will be provided for each bedroom externally.

The site is not considered to be a flood risk.

The desired tenants can be expected to have a respectful attitude towards the Property and to its neighbours given the standard of the Property.

In summary, I hope you consider the application to be appropriate and compliant and I look forward to hearing from you.

Rachel Whittle