Planning Service
16 Lord Street
Wrexham LL11 1LG

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wrexham
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16 Stryt yr Arglwydd
Wrecsam LL11 1LG

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Gwe: www.wrexham.gov.uk/planning

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 27

Suffix:

Property Name:

Address Line 1: Hampden Road

Address Line 2:

Town/city: Wrexham

Postcode: LL13 7RU

Description of site location (must be completed if postcode is not known)

Easting (x): 333001

Northing (y): 349751

Description:

Applicant Details

Name/Company

Title

Ms

First name

Joy

Surname

Worden

Company Name

Address

Address line 1

2, St Georges Crescent

Address line 2

Address line 3

Town/City

Chester

Country

United Kingdom

Postcode

CH4 7AR

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Site Area

What is the site area?

40.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Proposal to change a 2 bedroom victorian terraced house to a 3 bedroom HMO by changing one from reception room into a bedroom and to provide HMO requirements set out by Wrexham Local Authority

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Class 3 dwelling

Is the site currently vacant?

⊘ Yes
◯ No

If Yes, please describe the last use of the site

It was a rented house

When did this use end (if known)?

01/04/2023

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used in the build?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

⊘ Yes
◯ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

◯ Yes
⊘ No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

◯ Yes
⊘ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [x] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system?

- (x) Yes
- ( ) No
- ( ) Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

The house has an existing sewage system. There will be no change to this with change of use

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- (x) Yes
- ( ) No

If Yes, please provide details:

Refuse bins will be kept with enclosed area within the property in front of the house

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ( ) Yes
- (x) No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes
⊘ No

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

◯ Yes
⊘ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

ENQ/2024 /0062

Date (must be pre-application submission)

06/03/2024

Details of the pre-application advice received

Officer Opinion
Policy SP2 of the Local Development directs development to within settlement boundary. The principle of development in this location is therefore acceptable.
Proposals for the conversion of existing buildings to self-contained flats or Houses in Multiple Occupation will only be supported where:

In relation to:
Criteria i) It is indicated on the enquiry form that there are no external works required to accommodate the proposal, with only the internal creation of a third, ground floor bedroom to be created. I am satisfied that this does not pose harm to the character and appearance

Criteria ii) Having regard to the available HMO register, it would appear that only one property on the adjacent Edward Street falls within a 50m radius, and as such the proposal would not result in 10% of all residential properties within 50m of the site being HMO's and maintains a gap of at least 2no. class C3 dwellings. It should be noted however that the HMO register is likely to be updated and so these figures may alter with time.
Criteria iii) Regard is given to the maximum parking standards given in Local Planning Guidance Note 16 which indicates that the required parking provision for Houses in Multiple Occupation of 1 to 6 bedrooms is 1 car space per bedroom, up to a maximum of 4 spaces. Provision should also be made for 1 secure cycle parking space per 2 bedrooms via a safe, secure and preferably covered cycle parking area located within the curtilage of the building. The enquiry submitted does not give any detail in respect of the above however the sustainable location of the site does make it more lendable to other modes of transport, being within reasonable proximity of the main bus and train stations. It may be that the standards of parking can be relaxed because of this. At application stage, the view of the Highways Officer will be sought.
Criteria iv) In terms of residential amenity, it is unlikely that there would be a significant impact in terms of a loss of privacy. The use of a 3 bed HMO would not attract a dissimilar level of activity than if the property were to be used a Class C3 dwelling, thus an impact in terms of noise would be negligible. The proposal therefore would appear to satisfy this criteria and criteria ii of policy DM1 of the LDP which requires that development does not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provides a satisfactory standard of amenity for the occupiers/users of the development itself.
Criteria v) It is not apparent from the submitted enquiry whether sufficient provision of a drying area, bin storage and cycle parking and private outdoor amenity space are to be provided. The applicant is advised to have regard to this criteria when preparing a subsequent application.

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- [x] Yes
- [ ] No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Ms

First Name

Joy

Surname

Worden

Declaration Date

29/04/2024

- [x] Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Ms

First Name

Joy

Surname

Worden

Declaration Date

29/04/2024

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Joy Worden

Date

02/05/2024