In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant MS JOY WORDEN

Reference P/2024/1068

Decision Date 08/10/2024

Town and Country Planning Act, 1990

Location of Application

27 HAMPDEN ROAD, WREXHAM, LL13 7RU

Description of Application

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CHANGE OF USE FROM CLASS C3 DWELLING TO CLASS C4 HOUSE IN MULTIPLE OCCUPATION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
TAN 11 : Noise
TAN 12 : Design
TAN 18 : Transport

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
H6 - Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
SP14 - Natural Environment
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	08/10/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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Decision Date 08/10/2024

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s): Proposed floor plan, block plan and location plan

3. Prior to the first occupation of the dwelling as a house in multiple occupation, a bird box shall be fitted to the rear elevation of the dwelling at a suitable height and shall be retained thereafter.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

Note(s) to applicant

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available at: http://www.wrexham.gov.uk/english/council/Housing/hmo_licensing.htm

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: https://www.rentsmart.gov.wales/en/

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Applicant MS JOY WORDEN

Reference P/2024/1068

Decision Date 08/10/2024



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council