Report of the Chief Officer Economy and Planning

Application Reference
P/2024/1489

Applicant
Mr Lee Chaloner

Agent
Mr Carl Hughes

Site Address
61 KING STREET, WREXHAM, LL11 1HR

Description of Development
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Ward
Grosvenor/Grosvenor

Community
Rhosddu/Rhos-ddu

Recommendation
Grant

Officer Report

Site Description

The application site comprises a Grade II Listed, three storey property located within a terrace of former dwellings, thought to be the first residential street in Wrexham. The site sits within the development boundary and is within the Grosvenor Road Conservation Area. The surrounding area comprises a variety of uses including retail, hot food takeaways, offices and a Church opposite.



Proposal

The application seeks consent for a change of use to a mixed use Class A2 offices and Sui Generis 6 bed HMO, for occupation of up to 10 people.

Site History

P/2024/0148. CHANGE OF USE OF BUILDING FROM CLASS A2 (OFFICES) ON THREE FLOORS TO MIXED USE CLASS A2 (OFFICES) AND C4 (HMO). Granted - 5/8/24

P/2024/1528 - LISTED BUILDING CONSENT FOR INTERNAL AND EXTERNAL ALTERATIONS. Pending.

Local Planning Policy

Policy DM1: Development Management Considerations
Policy SP2: Location of Development Policy SP12: Design Principles & Masterplanning Framework
Policy NE 1 International and National Nature Conservation Designations
Policy NE6 Waste Water Treatment and River Water Quality
Policy H6 Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)
Policy T1 Managing Transport Impacts
Policy R1: Retail, Leisure and Commercial Centre Hierarchy
Policy R3: Primary Shopping Streets

Local Planning Guidance Notes (LPGN's)
LPGN 05 – House in Multiple Occupancy
LPGN 12 - Shopfront Design and Security
LPGN 16 – Parking Standards

LPGN 21 – Space around Dwellings
LPGN 30 – Design
LPGN 32 – Biodiversity and Development

Relevant National Policy

Planning Policy Wales Ed 12
Future Wales Plan 20-40
TAN 11 - Noise
TAN 24- Historic Environment
TAN 12 - Design
TAN 18 - Transport
TAN 5 - Nature Conservation

Consultation Responses

Community Council:
Objects, raising concerns in respect of fire safety and disabled access.

Local Member:
No response received.

Natural Resources Wales:
Raises no objections subject to further information regarding foul drainage.

Dwr Cymru Welsh Water:
Raises no objection. Advises that there is capacity at the Five Fords Wastewater Treatment Works and the public sewerage system to accommodate foul water flows from the development.

Highway Officer:
Raises no objection. Advises that whilst the parking provision is below the maximum parking standards set out in LPGN16 but given the City Centre Location the development would appeal to non-car users and is in a sustainable position for public transport. Recommends further information is submitted in respect of adequate provision for storage of waste bins.

Waste Strategy Manager
Advises that the proposed bin storage provision is adequate.

Contaminated Land Officer:
No comments.

Public Protection Officer:
No comments in relation to environmental protection.

Conservation Officer:
Raises no concerns.

Publicity Undertaken:

Notification Letters

Responses to Publicity:
None

Principle of Development

The conversion of the property into a mixed office an HMO is assessed under Policy H6 of the adopted Local Development Plan which states that proposals for the conversion of existing buildings to self-contained flats or Houses in Multiple Occupation will only be supported where:

i. Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality; and
ii. In order to ensure that the cumulative impact of development would not lead to the over concentration of HMOs in the locality to the detriment of community cohesion or residential amenity:
a) The proposal does not result in more than 10% of all residential properties within a 50m radius of the boundary of the application site being HMOs; and
b) There is a gap of at least two class C3 dwellings or other buildings not in use as HMOs between the development and any existing HMOs; and

iii. The proposal does not have an adverse effect on local parking provision; and

iv. The proposal will not have an unacceptable effect on the amenity of the occupiers of nearby properties or adversely impact upon the operation of nearby business premises; and

v. Provision is made for a satisfactory standard of amenity for the occupiers of the development, including the provision of a drying area, bin storage and cycle parking and private outdoor amenity space.

The proposal relates to internal works with minor external alterations proposed comprising a small glass canopy over the rear entrance door, which will match the adjacent property and the siting of a small bicycle storage box within the rear curtilage of the property. Criteria i) is satisfied.

According to the HMO register, there are no registered HMOs on King Street or within a 50m radius of the boundary of the site. This does not result in more than 10% of all residential properties within a 50m radius of the boundary of the application site being an HMO and maintains a gap to the site of at least two properties not used for HMO purposes satisfying criteria ii) a and b).

The site is in a sustainable location within walking distance of the City Centre, its amenities and employment opportunities. The site is also within a short distance of the two train stations and from the City's bus station. Whilst the proposed parking provision does not provide the maximum standard recommended in LGPN 16, the area is served by a number of public car parks and it can be assumed that not all occupants will have vehicles. Cycle storage provision together with bin storage and a small drying/amenity area is proposed to the rear of the site. Criteria iii) and v) are satisfied.

The proposed development would see the retention of the office use at ground floor with a 6 bed HMO provided on first and second floors. The submitted Noise Assessment recommends the incorporation of noise attenuation measures including internal sound insulation, acoustic separation and installation of secondary glazing - discussed further below. Having regard to this, criteria iv) is satisfied.

In addition to requiring planning permission, the HMO would be subject to the requirements to obtain a separate license which would determine the level of occupancy based on assessment on the internal living spaces and room sizes proposed.

Adequate space for clothes drying, bin storage and secure cycle storage would be provided within the site. The proposed development would therefore accord with criteria v.

Having regard to the above the principle of development is acceptable.

Design

The proposed external works are limited to the formation of a glass canopy over the rear access at ground floor which is reflective of that seen at the neighbouring property. The building would remain keeping with the character of the area and would not appear visually intrusive in the context of the Conservation Area. The proposal therefore complies with Policies DM1 and SP15 of the LDP.

Highway Considerations

The property has the benefit of 2 parking spaces to the rear. There are shot stay parking spaces on King Street.

The site is situated within the City Centre close to range of facilities and services and close to good public transport links. The building is currently use class A2 financial & professional services, and would require a parking provision of 9 no. car parking spaces and 1 no. cycle space based on 1 no. car parking space per 20m2 and 1 no. cycle space per 200m2 of gross floor space under Local Planning Guidance Note 16.

The proposed change of use for the upper part of the building to class C4 (houses in multiple occupation) would change the parking requirements under the parking guidance to 4 car spaces and 3 cycle spaces for the HMO and 2 car spaces and 1 cycle space for the office. This means that the new resulting requirement of 6 car spaces would be lower than the current requirement of 9 spaces. Local Planning Guidance Note 16 Parking Standards states that for changes of use of existing buildings / sites, proposals will be judged on their own merits.

Given the highly sustainable and central location of the site, it is considered appropriate that no additional on-site parking is provided as outlined above. In

addition to this, there are existing traffic regulation orders in place in this area which will mean that there will be little risk of on-street parking issues arising.

The Council's Highways Officer raises no objection to the proposal subject to the submission of a plan to demonstrate an appropriate arrangements for bin storage. However, the Council's Waste Strategy Manager has subsequently confirmed that submitted site plan demonstrates adequate provision for bin storage.

Having regard to the above, it is considered there are no reasonable highway safety grounds to object. It is recommended that any permission includes a condition requiring the vehicular parking and turning areas as shown on approved drawing to be fully laid out, surfaced and drained prior to first use of the development. Subject to the inclusion of such condition, the proposals are considered to accord with Policies DM1 and T1 of the LDP.

Historic Environment

The application site comprises a Grade II Listed Building. The impact of the proposed internal and external alterations are being considered parallel application for Listed Building Consent reference: P/2024/1528.

Natural Environment

Owing to the central location of the site in an urban and busy area, there are little opportunities for protected species to thrive. The agent has confirmed that there is no existing Green Infrastructure on site. A bat box and bird box is to be installed to one elevation of the building to ensure that the development meets Net Biodiversity benefit requirements. This is considered proportionate to the scale of the development and satisfactory in accordance with PPW12.

Drainage

The existing drainage arrangement is to be utilised. Dwr Cymru/Welsh Water confirm capacity exists within the public sewerage network and Five Fords Wastewater Treatment Works to receive foul water flows from the development.

In light of the above, the proposal is not considered likely to have a significant impact upon the SAC and complies with LDP policy NE6.

Conclusion

The proposed development accords with the relevant national and local planning policies.

Conditions

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):

KS/PD/01

KS/PD/03

KS/PD/04

KS/PD/05

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on dwg no. S/PD/04 have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. Development shall take place in strict accordance with approved document: Noise Assessment Report: Reference: RSA475/2024 , dated 05 July 2024 and the detailed scheme of noise insulation and / or attenuation measures shall be fully implemented prior to the first occupation of the development and thereafter retained.

5. The vehicular parking and turning areas as shown on the plans(s) numbered [KS/PD/05] shall be fully laid out, surfaced and drained prior to first use of the development. This area shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking of vehicles at all times.

Reasons

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.

4. To ensure adequate residential amenity is afforded to the occupiers of the use hereby permitted in accordance with Policy DM1 of the Wrexham Local Development Plan

5. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan

Notes

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/