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 Mr. Shaun Myddleton

Agent Simon Smith
Missenden, Back Lane, Bomere Heath, Nr Shrewsbury, United Kingdom, SY4 3PH

Reference P/2025/0101

Date Received 04/02/2025

Decision Date 08/07/2025

Town and Country Planning Act, 1990

Location of Application

96 ERDDIG ROAD, WREXHAM, LL13 7DR

Description of Application

NEWID DEFNYDD ADEILAD O DDOSBARTH C3 ANNEDD I DDOSBARTH C4 HMO (UCHAFSWM DEILIADAETH 5 PERSON)

CHANGE OF USE OF BUILDING FROM CLASS C3 DWELLING TO CLASS C4 HMO (MAXIMUM 5 PERSON OCCUPANCY)

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

Development Plan Policies:

EC14 - Protection of Controlled Waters
EC6 - Biodiversity Conservation
EC7 - Conservation Areas
GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS2 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

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Reason(s)

1. The development will result in an overconcentration of HMOs within the immediate area of the site contrary to Policy H4 (d) of the adopted Wrexham Unitary Development Plan and Local Planning Guidance Note No. 5 'Conversion of Dwellings into Houses in Multiple Occupation' which sets out a maximum of 10% of HMOs within a 50 metres radius.

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