

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING – 9 January 2023

APPLICATION NO:
P/2022 /0859

LOCATION:
4 BERSHAM ROAD WREXHAM
LL13 7UT

DATE RECEIVED:
23/09/2022

COMMUNITY:
Offa

DESCRIPTION:
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AMFEDDIANNAETH / CHANGE OF
USE FROM CLASS C3 DWELLING
TO HOUSE IN MULTIPLE
OCCUPATION

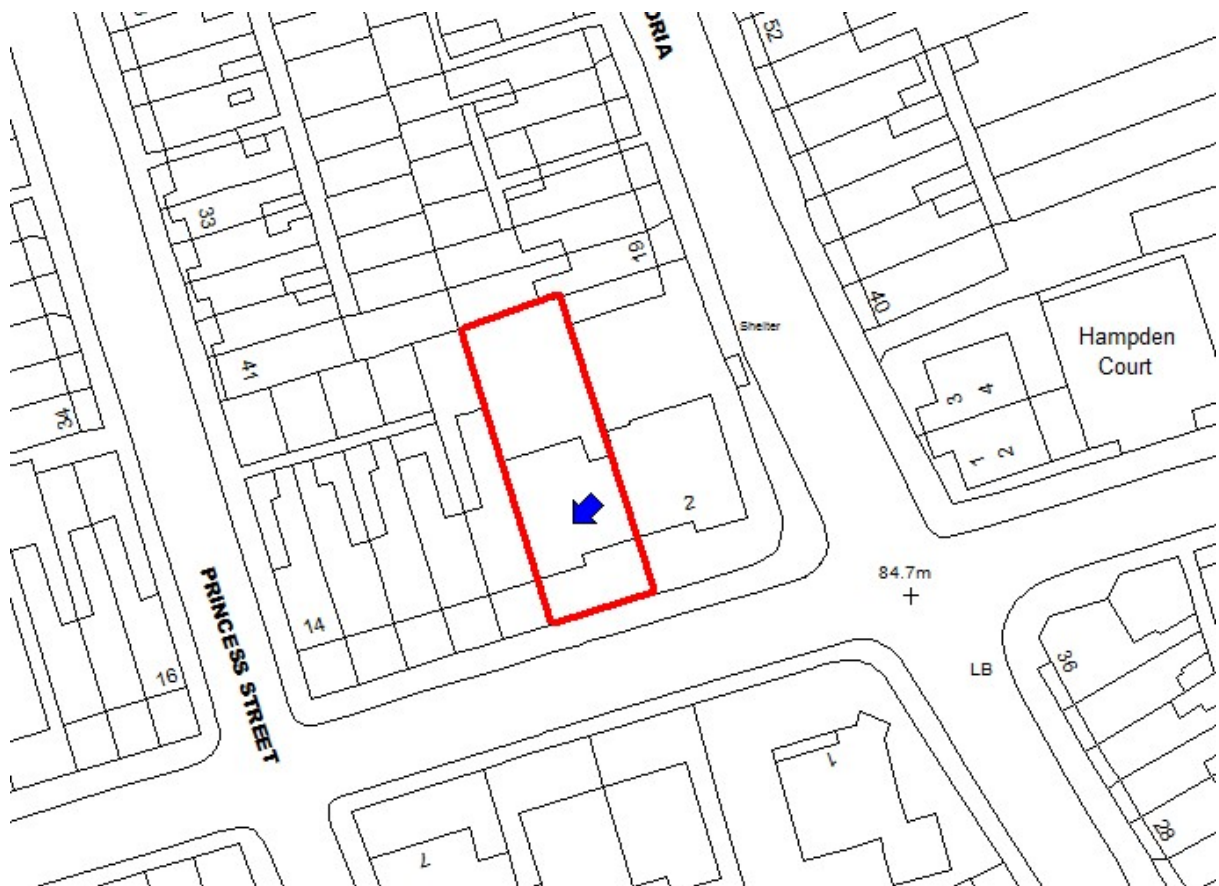
CASE OFFICER:
SH3

WARD:
Offa

AGENT NAME:
OFF THE WALL
ARCHITECTURAL
CATHY OWEN

APPLICANT(S) NAME:
MR JANADE QUERESHI

THE SITE





The site lies within the settlement limit of Wrexham within an existing residential area comprising red brick terraced properties of a traditional design. The existing property has four bedrooms, small front garden and an existing rear amenity area comprising a small area of hardstanding and a larger grassed area.

PROPOSAL

The application seeks approval for the change of use of the dwelling to a HMO. The internal layout would largely remain the same, with four bedrooms, a small study and bathroom on the first floor and living, dining and kitchen space with a small shower room on the ground floor. There would be no alterations to the exterior of the property.

The applicant has confirmed the property will be occupied by 4 tenants. The proposed use therefore falls with Class C4.

HISTORY

P/2000/0175 Change of use to bed-sits (to let 6 rooms). Granted 20.4.2000

P/2001/0270 Conversion of bed-sits to residential. Granted 2.5.2001

P/2007/0894 Conversion of dwelling to 2 flats. Refused 7.9.2007

DEVELOPMENT PLAN

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The property is within settlement limits as set out in the Wrexham Unitary Development Plan. Policies GDP1, PS1, PS2, EC6, H4 and T8 are relevant, together with Local Planning Guidance Notes 5 (HMOs), 16 (Parking Standards) and 21 (Space Around Dwellings).

CONSULTATIONS

Community Council:

Objects on the following grounds:

- There are already a large number of HMOs in this area.
- There is a lack of parking provision in the application.
- The increase in the number of people living at the property could affect the phosphates problem.

Local Member:

No response received.

Welsh Water

Recommends a condition to ensure that no surface water is allowed to drain to the public sewerage system.

Natural Resources Wales

No objection to the proposed development. Recognising the specific nature of the application (i.e. with no increase in the number of bedrooms) NRW is satisfied that the proposal is unlikely to increase the amount of phosphorus entering the SAC catchment.

Highway Officer

Advises that the development is unlikely to result in any significant increase in parking demand compared with the current residential use and notes that the property is located in a relatively sustainable location.

No objections to the proposed development on highway grounds.

Public Protection Officer

Housing standards - No comments.

Environment Protection – No comments.

Ecology Officer

Raises no ecology concerns.

Tree Officer

No comments received.

Neighbours

The owners/occupiers of 6 nearby properties notified 21.11.2022.

2 objections received expressing the following concerns:

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- Parking problems on Berham Road and Princess Street; and
- The streets should be turned into permit parking only.

SPECIAL CONSIDERATIONS

Policy: Policy H4 allows for the subdivision of dwellings where:

- a) sub-division is possible without major alterations, extensions, or additional new buildings which would significantly alter the character of the original dwelling; and
- b) proposals accord with Policy GDP1; and
- c) adequate private open space is available;
- d) the proposal would not result in the over-concentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area, and the amenity of existing residents.

Dealing with each of the above in turn:

a) Extent of extensions/alterations

No extensions or external alterations are proposed.

b) Compliance with policy GDP1

Issues of amenity and parking will be dealt with separately;

c) Private open space

The property has curtilage/garden area to the rear of approximately 100m². This is large enough to provide space for cycle parking, external drying space and outdoor amenity space for the occupants of the property. Bin storage is shown to be to the front of the property adjacent to the existing small grassed area.

d) Concentration of HMO properties

Policy H4 of the Wrexham Unitary Development Plan allows for the change of use of dwellings to Houses in Multiple Occupation (HMO) provided the proposals would not result in an over-concentration of such uses.

Local Planning Guidance Note 5 advises that the Council will seek to ensure that proposals for new HMOs do not result in the number of residential buildings in HMO use exceeding 10% (rounded to the nearest whole number) within a 50 metre radius of the boundaries of the application site. It also advises that where the concentration exceeds 10%, planning permission will not normally be granted unless there are relevant material planning considerations to justify doing so.

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At present 7% of the residential properties within 50 metres of the site are currently in use as HMOs. This would increase to 8% if this application is approved. This would fall below the 10% threshold therefore the proposal would not result in an overconcentration of HMOs in this area in compliance with Policy H4 and LPGN5.

Residential amenity: The number of bedrooms at the property would not increase as a result on this application, therefore the potential movement of people and vehicles associated with the property is unlikely to change. There are no external alterations proposed. Taking this into account it is unlikely that the proposal would result in a loss of amenity to neighbouring properties.

Highway safety: It is recognised that due to a lack of off-street parking provision, the occupiers of existing properties are reliant upon on-street parking and therefore cars typically park along both sides of the road.

The LPGN 16 maximum parking provision is 3 spaces for the existing 4 bedroom dwelling and 4 spaces for the proposed HMO. The level of occupancy proposed in this case is not materially different to that which could occur under the extant use. Occupiers of this type of shared accommodation of this type are also less likely to own a vehicle. This is a position that has been accepted by Planning Inspectors in a number of appeal cases for similar developments close to Wrexham City Centre. Finally, the site enjoys a sustainable location close to Wrexham City Centre, with access to public transport in close proximity. It is therefore in an area well suited to occupiers who do not have access to vehicles.

Taking all of the above into account, it is considered that the development proposed is unlikely to give rise to parking or highway safety concerns in the vicinity of the site. On this basis it accords with policy T8.

Foul drainage/Phosphorous: The proposal would not result in an increase in the number of bedrooms at the property and the maximum occupancy of the property would be four persons. It is therefore considered that there would be no increase in the amount of phosphorus generated at the property compared with the current use and therefore no additional impact on the River Dee and Bala Lake Special Area of Conservation (SAC).

CONCLUSION

The proposal would be acceptable in terms of use, residential amenity and parking. It therefore complies with adopted policies PS1, PS2, GDP1, EC6, H4 and T8 of the Wrexham Unitary Development Plan.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

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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 approved drawing(s) numbered EX01, PL01 and PL02 and as contained within the application documentation.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.

NOTE(S) TO APPLICANT

You are advised to make adequate provision for the storage and collection of household recycling and refuse from the property clear of the highway footway.
