

DARREN EVANS & CHRIS TYE

By Email: elkalo@tiscali.co.uk

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Ask for/Gofynner am
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ENQ/2017 /0115
06/07/2017
Matthew Phillips
01978 298780
matthew.phillips@wrexham.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990

CHANGE OF USE TO HMO
31 WATERY ROAD, , WREXHAM.

I refer to your recent enquiry in connection with the above.

I can confirm that planning permission will be required. In order to be validated a planning application will need to include the following:

- Completed application forms
- Site location plan
- Block plan
- Floor plans as existing and proposed
- Application fee: £380.

If hard copies of the application are to be submitted x3 copies of each document submitted should be provided.

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.

At present just over 12% of the residential properties in the immediate vicinity are currently in use as HMOs. This would increase to just under 15% if no.31 Watery Road is converted to a HMO. However this part of Watery Road is not primarily residential in character with the Island Green shopping centre being located opposite and other commercial premises a short distance away. The site is also in a sustainable location being on the edge of the town centre and with the bus station and two railway stations close by. The proposed change of use is, in my opinion, unlikely to be significantly prejudicial to the character of the immediate locality. It is also in an area where a modest increase in population density would not be unacceptable. The location of the site means

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Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

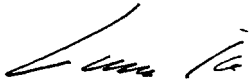
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We will respond to any correspondence in Welsh and this will not lead to any delay.*

the proposals are also unlikely to significantly increase pressure for parking along Watery Road or adjoining streets.

The property has a reasonably sized garden and therefore adequate space for bin storage as well as to provide some private amenity space for the occupiers of the proposed HMO.

On the basis of the above I would be minded to support a formal planning application. However please note that this advice is given without prejudice to any formal decision of the Council.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning

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