

In pursuance of its powers under the Acts and 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

Applicant	MRS ELAINE WILLIAMS	Code No	WRC P/2020/0122
Agent	MRS ELAINE WILLIAMS 8 THE COPSE STATION ROAD ROSSETT WREXHAM LL12 0GD	Date Received	20/02/2020
		Decision Date	16/04/2020

Town and Country Planning Act, 1990

Location of application

27, SALOP ROAD, WREXHAM, LL13 7AF

Description of application

CHANGE OF EXISTING HOUSE IN MULTIPLE OCCUPATION (HMO)
FROM 4 BEDROOM TO 5 BEDROOM SINGLE OCCUPANCY ROOMS

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development Objectives
PS2	Development and the Environment
H2	Housing in Settlement Limits
T8	Parking
H4	Subdivision of Dwellings

Particulars of decision that permission be REFUSED

Reason

By virtue of the lack of sufficient natural daylight and ventilation, outlook, privacy and quiet enjoyment for the proposed habitable rooms (kitchen and bedroom), the proposed development would be to the detriment of the residential amenities of the occupiers of the HMO. The proposed would be an overdevelopment of the site resulting in a substandard level of residential accommodation contrary to Policies GDP1 and H4 b) of the Wrexham Unitary Development Plan and the advice contained within the amplifying Local Planning Guidance Notes Nos. 5 'Conversion of Dwellings into Houses in Multiple Occupation', 20 'House Extensions' and 21 'Space around Dwellings'.

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**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm