

Ref planning:
P 2018 0092

Hello.

I have been asked to make comment on my neighbours plans for change of use to a HMO and a plan for an extension.

I do have some concerns.

Although no HMO has been officially in place it is clear that the landlord has previously been using it as such as we have seen dozens of faces come and go over the last 2 years. Normally large groups of males. Exchange students I beleieve. As there are many people living in there it has been quite common for bins and recycling to be overflowing.

I believe there are around 9 people living in the property at the moment. I do believe he has a family living there. At the moment the yard is being used as storage and is quite untidy, and this may spoil the image of the gateway to Wrexham. I have concerns as the people living there now have a tumble dryer in the garden which I wouldn't say is particularly safe from an electrical point of view. Also an electric chip pan and a grill. Why is this all outside? Have they been provided with ample inside facilities? What I'm saying is that if the landlord wants to go ahead with a HMO what degree of involvement will he have or he be willing to show towards keeping things in order. And has anyone looked around the property to see if he is maintaining his obligations as a landlord currently.

On the subject of the extension I am concerned that one of the windows will look into my garden within feet. Literally coming up to my fence. The extension seems out of place with the rest of the row. It will also hinder my view of safely leaving my drive onto a very busy main road. I currently have a nice green and fairly private view from my front door. In place will be a large ugly unnecessary building as a loss of a tree will be inevitable.

Many thanks.
Ash Rulton