

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
45 ALEXANDRA ROAD WREXHAM**

COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2017/0736

PINS REF: 3187246

1.0 THE SITE

- 1.1 The appeal property is a terraced house located towards the southern end of Alexandra Road in Wrexham.

2.0 PROPOSAL

- 2.1 The appellant is proposing to convert the property from a 3 bedroom dwelling into a 4 bedroom HMO to be let to 4 tenants, thus falling within Class C4. Each bedroom would have its own en-suite. Tenants would share a kitchen/diner, a utility room and a lounge.

3.0 LOCAL PLANNING POLICY

- 3.1 The following policies of the Wrexham Unitary Development Plan are applicable to the appeal proposals:
- GDP1: Development Objectives
 - H4: Sub-division of dwellings
 - T8: Parking
- 3.2 The following supplementary planning guidance notes are applicable:
- Local Planning Guidance Note 5: Conversion of Dwellings to Houses in Multiple Occupation
 - Local Planning Guidance Note 16: Parking

4.0 THE COUNCIL'S CASE

- 4.1 The Housing In Multiple Occupation: Review & Evidence Gathering Report of Findings found that concerns regarding the number of HMOs increases once concentrations of HMO households rise above 10% (p79 paragraph 4.29). The same report also found that the number of multi-person households in the Offa ward is 11% based on 2011 census figures. The table below is taken from page 32 of the report.

Ward	Total Households	Private Rented	Student MPH	Other MPH	Total MPH	% MPH	% PR
Offa	1,137	502	30	92	122	11%	44%
Smithfield	1,260	387	21	77	98	8%	31%
Erddig	822	138	15	40	55	7%	17%
Brynyffynnon	1,556	443	41	46	87	6%	28%
Grosvenor	1,125	347	10	47	57	5%	31%
Total	32,059	4,227	146	483	629	2%	13%

- 4.2 Based on the above, the Council is concerned that there is already an over concentration of HMOs in Offa ward. This will be further exacerbated by the proposed development and it therefore conflicts with policy H4(d) of the Wrexham Unitary Development Plan.

- 4.3 The property has a rear garden/yard area of approximately 14.78 square metres. This area is considered to be insufficient space to adequately provide for bin storage, drying areas or recreation space for future occupants. The proposed development therefore also conflicts with policy H4(c) of the Wrexham Unitary Development Plan.

5.0 CONCLUSION

- 5.1 The development results in an over concentration of HMOs in the locality and will not be provided with adequate outdoor space for use by future occupiers. It therefore conflicts with policy H4 (c) and (d) of the Wrexham Unitary Development Plan. The Council therefore respectfully requests that the appeal be dismissed.

Suggests conditions in the event of the appeal being allowed

Condition 1

The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

Reason

To comply with Section 91(3) of the Town and Country Planning Act, 1990.

Condition 2

The development shall be carried out in accordance with the drawing Alexandra Road Existing / Proposed Floor Plans.

Reasons

To define the scope of the planning permission.