

**Town and Country Planning Act 1990
Section 78**

**Local Planning Authority Statement of
Case**

**APPEAL RELATING TO 10 TALBOT ROAD,
WREXHAM, LL13 7DY**

**PINS Refs: APP/H6955/A/17/3189013
LPA Planning Refs: P/2017/0277**

1.0 THE SITE

- 1.1 The site subject to this appeal is located along Talbot Road in the centre of Wrexham. Talbot Road forms part of the inner ring road around Wrexham town centre.
- 1.2 The property forms part of a terrace of dwellings and features an external passageway.

2.0 PROPOSAL

- 2.1 The appeal relates to a proposal made in retrospect to change the use of the dwelling (C3) from to a house in multiple occupation. The documentation indicates occupancy of up to 7 individuals.

3.0 LOCAL PLANNING CONTEXT

- 3.1 The relevant development plan for this appeal is the Wrexham Unitary Development Plan (UDP) as adopted by the Council in 2005. For the purposes of this appeal, policies PS2, GDP1, H4 and T8 are relevant.

4.0 THE COUNCIL'S CASE

- 4.1 The proposed development involves the conversion of a dwelling house to a house in multiple occupations. Policy H4, part d) seeks to prevent an over-concentration of Houses in Multiple Occupation (HMO) to the detriment of crime levels, the social fabric of the area and the amenity of existing residents.
- 4.2 The Council is of the opinion that there is already an over concentration of HMOs in the immediate vicinity of the site as well as the wider locality.
- 4.3 The immediate area has witnessed a huge increase in the number of problem HMOs, with frequent incidents of anti-social behaviour, noise disturbance and drug issues. These frequently extend through the night causing considerable upset and disturbance to local residents. The huge increase in the number of HMOs has, over a relatively short period of time, been responsible for a significant and unacceptable change to the nature of the area to the extent that many residents now feel uneasy about living in the neighbourhoods where they and their families have been settled and safe. Many are now selling up and leaving after many enjoyable decades in the locality and the integrity of the local community is in severe decline as a result. The Council is concerned that if further HMOs are permitted in the locality it will exacerbate the issues discussed above.
- 4.4 The proposal will result in a concentration of HMOs in the locality of 14.5% taking into account all properties within a 50m radius of the site. A concentration of over 10% is considered, by the Council, to represent and unacceptable concentration of such properties. A plan of these properties is shown at Appendix 1.

5.0 SUGGESTED CONDITIONS

1. Within one month of the date of this permission details of a permanent bin and recycling storage area to the rear of the dwelling shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in full in accordance with a timescale to be agreed as part of that scheme. The bin and recycling storage area as approved shall be retained for the lifetime of the development.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

6.0 CONCLUSION

- 6.1 The Council considers that the proposal would represent an inappropriate and unsustainable form of development in the urban area of Wrexham. It would represent a change to the occupancy of the residential unit which, when considered in the same context as other similar properties in the immediate vicinity would adversely impact upon the amenity and social fabric of the area. The Council respectfully asks that the appeal is dismissed.

Appendix 1



