

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
8 ALBERT STREET WREXHAM**

COUNCIL'S STATEMENT OF CASE

PLANNING REF: P/2017/0611

PINS REF: 3184514

1.0 THE SITE

- 1.1 The appeal property is a terraced house located at the northern end of Albert Street.

2.0 PROPOSAL

- 2.1 The appellant is seeking to convert the existing 3 bedroom dwelling into a 6 bedroom house in multiple occupation (HMO).

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

6.0 THE COUNCIL'S CASE

- 6.1 The street suffers from very high levels of demand for off-street parking at present owing to its short length, high density of the development. The majority of the dwellings do not have off-street parking facilities and as a consequence residents are reliant on on-street parking. There are also commercial premises, including a Post Office that front onto Kingsmills Road but located adjacent to the junction with Albert Street. Visitors to those properties regularly use Albert Road to park.
- 6.2 The Council is concerned that the level of car ownership associated with up to 6 separate occupiers in the proposed HMO has the potential to be higher than that associated with a 3 bedroom dwelling, thus adding to parking demand along the street. This would be harmful to the amenity of the occupiers of Albert Road and would also be prejudicial to highway safety.

7.0 CONCLUSION

- 7.1 The proposed use would serve to compound existing parking problems and traffic movement to the detriment of residential amenity and highway safety. To allow the development would therefore be contrary to policy GDP1 (a) and (d) of the adopted Wrexham Unitary Development Plan.

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 following plans:

- i) 1:1250 scale Site Plan
- ii) Proposed Floor Plans

Reasons

To define the scope of the planning permission.