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The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

27th July 2017

Ref: H6955/A/17/3179307

Dear Sir/Madam

Planning Ref P/2017/0329-Section 78 Appeal at 64 Penybryn, Wrexham for change of use to house in multiple occupation (HMO) 10 rooms (1 occupant per room)

I refer to the above appeal which follows determination of the application by Wrexham County Borough Council. The appeal site lies within the Offa Community Council area and the Community Council fully supports the Borough Council in their determination of this matter. The Community Council resolved to object to this application on the following grounds:

1. This application does not comply with and is contrary to Policy S5 which states that 'any change of use which would adversely affect the vitality and viability of defined district centres including Penybryn will not be allowed'. The application shows that the current shop front would be removed to be replaced by a non-descript housing frontage. This would adversely affect the character of the shopping area of Penybryn. The ground floor of the building needs to be retained for shopping or office use.
2. The area to the rear of the property is shown on the plans as an amenity area for the HMO use providing cycle store, drying area, bin storage and recreation. However this land is not in the ownership of the applicant and currently provides access and right of way to parking spaces and the rear of other properties that back onto it. It cannot therefore be classed as amenity area for the HMO.

3. There are serious concerns over the effect on the surrounding local area due to inadequate parking provision. There is very little parking provision in Penybryn and the current use results in far less parking impact on Ruthin Rd or Penybryn than a 10 bed HMO would do.

I hope that the Community Council's views can be taken into account when this application is determined. I should be grateful to receive a copy of the Appeal decision in due course.

Yours faithfully

A black rectangular box redacting the signature of Karen Benfield.

Karen Benfield

Clerk to the Council