

MEMORANDUM

From:	Service Manager Environment	To:	Head of Community Well-being and Development
Our Ref:	EP/DC/PP/2017/0505	Your Ref:	MP/P/2017/0505
Date:	11 th July 2017		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 332 512 6 Albany Terrace, Wrexham.

Development: Extensions and internal alterations to existing 4 bedroom HMO to provide total of 6 bedrooms.

I refer to your consultation dated 05/07/2017 in respect of the above.

The proposed development site is located on Albany Terrace which is an unadopted road.

The existing property is described as a 4 bedroom HMO.

Based on LPGN 5, the existing 4 bedroomed HMO would require a maximum of 4 parking spaces assuming that all bedrooms comprise 2 bedspaces each. The proposed 6 bedroom HMO would require a maximum of 6 parking spaces.

The existing property appears to provide parking for at least 3 cars although parking is not ideal as vehicles would block each other in. The proposed parking & turning provision indicated on the submitted layout plan (Drg. No.AT/PD/05 – Rev B) appears to indicate only 3 parking spaces. The 2 no. spaces indicated in the existing front garden area have insufficient clearance behind each space to maneuver (ie/ less than 6m). The proposed parking arrangements are therefore considered to be inadequate both in terms of layout and numbers.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking and turning of vehicles within the curtilage of the site.

Peter Dornward

Service Manager Environment