

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

10 EARLE STREET, WREXHAM, LL13 7DH

PINS REF: APP/H6955/D/17/3166641

LPA REF: P/2016/0707

1.0 THE SITE

1.1 The appeal property is a semi-detached property located on Earle Street approximately half a mile from Wrexham town centre.

2.0 PROPOSAL

2.1 The appellant is proposing to change the use of the property from Class C3 dwelling house to a Class C4 House in Multiple Occupation.

3.0 LOCAL PLANNING CONTEXT

3.1 The relevant development plan is the Wrexham Unitary Development Plan adopted 14 February 2005.

3.2 The policy directly relevant to this appeal is:

H4 - Subdivision of Dwellings

3.3 The above policy is supplemented by Local Planning Guidance Note 5: Conversion of Dwellings to Houses in Multiple Occupation.

4.0 THE COUNCIL'S CASE

4.1 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 There are currently 316 HMOs in the County Borough. Most are located in Wrexham town particularly in residential areas close to the town centre. The appeal site is located within Offa ward. There are 81 HMOs in the ward, which is around a quarter of all existing HMOs in the County Borough. Around 7% of properties in the ward are currently in use as HMOs.

4.3 Tables 1 and 2 below list the number of HMOs in Earle Street and adjoining streets given the current situation and the situation should the Inspector allow the appeal.

Table 1 - Existing situation

Street	No. of houses	No. of HMOs	HMOs as a %
Earle Street	16	0	0%
Fairfield Street	11	1	9%
Erddig Court	16	0	0%
Erddig Road (200m radius)	53	6	11%
Total	96	7	7.5%

Table 2 - Number of HMOs if no.10 Earle Street is granted planning permission

Street	No. of houses	No. of HMOs	HMOs as a %
Earle Street	16	1	6%
Fairfield Street	11	1	9%
Erddig Court	16	0	0%
Erddig Road (200m radius)	53	6	11%
Total	96	8	8.5%

4.4 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 – i.e. Offa ward.

4.5 Many HMOs, because of the nature of the tenants they house, cannot be integrated into close residential neighbourhoods and impact unacceptably upon neighbouring occupiers.

4.6 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.

4.7 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.

4.8 The Council is concerned that if further HMOs are permitted in the locality it will exacerbate the issues discussed above.

5.0 SUGGESTED CONDITIONS

5.1 In line with standard practice, were the Inspector minded to allow the appeal, the Council request that consideration is given to the following suggested conditions.

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.

2. The development shall be carried out in accordance with the following approved plans and documents: 1:1250 location plan '10, Earle Street, Wrexham, LL13 7DH', 1:200 block plan '10, Earle Street, Wrexham, LL13 7DH' and Proposed 6 bed HMO Ground and First Floor Plans.

Reason: In order to define the terms of the planning permission and in the interests of clarity.

6.0 CONCLUSION

6.1 The proposed development would result in an over concentration of HMO's within the immediate locality to the detriment of the social fabric of the area and the amenity of existing residents. To allow the development would be contrary to policy H4 (d) of the adopted Wrexham Unitary Development Plan and Local Planning Guidance Note No 5, Conversion of dwellings to houses in multiple occupation. The Council therefore respectfully requests the appeal be dismissed.