

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/12/2186296**

Address of site
49 Park Avenue
Acton
Wrexham

Postcode

LL12 7AW

Grid Reference: Easting

3341126

Northing

3511869

SENDER DETAILS

Name
Mrs C Roberts

Acting On Behalf Of
Acton Community Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
Interested Party / Person

What kind of representation are you making?
Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

The Community Council was consulted on the original planning application (P/2012/0219) and it lodged an objection to and commented on the application in the following terms:

"Acton Community Council have discussed this application and are very concerned about the proposed change of use and wish to lodge an objection for the following reasons :-

1. There is very scant information in the application with no indication about the number of Bedrooms or any other facilities within the house.
2. It must be assumed that there will be 6 or more occupants (to require Planning consent) and although there is a vague 'Design and Access Statement' with the application, the parking arrangements are not indicated in drawing form. From on-site inspection there would seem to be problems of accessing the paved areas including proper turning space to avoid reversing onto the road. To suggest 7-8 spaces would appear to be ambitious to say the least.
3. The application is obviously in retrospect, an advertising sign 'Rooms To Let' is already on

YOUR COMMENTS ON THE CASE (Continued)

site. Were Building Control involved in any alteration works? Should permission be granted will there be a condition included that licensing with WCBC in respect of an HMO must be obtained?

4. The removal of the front boundary and subsequent paving is obtrusive in the overall streetscape and if further similar applications are made, then a currently leafy suburb environment could be seriously affected."

The Community Council at its November 2012 meeting considered the notification from the Head of Community Wellbeing and Development of Wrexham County Borough Council that an Appeal had been made by the applicant to the Welsh Ministers in connection with the Planning Authority's decision to refuse permission for change of use to House In Multiple Occupancy (P/2012/0219 refers).

The Council resolved to comment on this Appeal Ref: 2186296 that is being considered by the Welsh Ministers and to reiterate the concerns and objections it has already made on this Planning Application as set out in Paragraphs 1 to 4 above.