Report of the Chief Officer Economy and Planning

Application Reference
P/2025/0440

Applicant
Mrs Natasha Ware

Agent
Mr Carl Hughes

Site Address
122 RHOSDDU ROAD, WREXHAM, LL11 2NG

Description of Development
NEWID DEFNYDD ADEILAD O DDOSBARTH C3 ANNEDD I DDOSBARTH C4 HMO (UCHAFSWM DEILIADAETH 4 PERSON) / CHANGE OF USE OF BUILDING FROM CLASS C3 DWELLING TO CLASS C4 HMO (MAXIMUM 4 PERSON OCCUPANCY)

Ward
Grosvenor/Grosvenor

Community
Rhosddu/Rhos-ddu

Recommendation
Grant

Officer Report

Site Description
The application site is a terraced property that fronts onto Rhosddu Road. Although the wider locality is predominately residential, the terrace the application site forms part of contains a mix of residential and commercial uses. The properties at either end of the terrace have a hairdressing salon and takeaway on the ground floor.

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Proposal

The application seeks planning permission for the change of use of the 3-bedroom dwelling to a 4-bedroom (4 person) HMO. The proposed use therefore falls within Use Class C4. The internal layout would be altered to add en-suite bathrooms to the 3 existing first floor bedrooms and 1 en-suite bedroom on the ground floor. A living room and kitchen would be retained. With the exception of the installation of bat and bird boxes, there would be no external alterations to the building. Bin and cycle storage facilities are proposed at the rear of the site.

Reason for Committee Determination

Objection received from the Community Council

Individual letters of objection received from the owners/occupiers of 3 or more properties.

Development Plan

Unitary Development Plan

UDP PS1, PS2, PS3 and PS4 - The Broad Location of Development
UDP Policy EC6 - Biodiversity Conservation
UDP Policy H4 - Sub-division of Dwellings
UDP Policy T8 - Parking

Local Planning Guidance Notes Nos. 5 (HMOs) and 16 (Parking Standards) are also relevant.

Consultation Responses

Community Council:

Objects for the following reasons:

- lack of parking for residents;
- general overdevelopment;
- building is too small to facilitate 4 people; and
- storage for facilities/amenities(bins) is lacking.

Local Member:

No response received.

Natural Resources Wales:

Raises no objection. Comments that the proposed development is unlikely to be a source of additional nutrients. It would therefore be possible for the Council to conclude that the development is not likely to have a significant effect on the River Dee and Bala Lake SAC.

Highway Officer:

Raises no objection. Comments that the proposed development would result in an increase in parking demand for one additional space compared with the existing 3-bedroom property. However, acknowledges that the development may well appeal to those people that do not own a car.

Contaminated Land Officer:

No comments to make.

Public Protection Officer:

No comments no make.

Publicity Undertaken:

Notification Letters

Responses to Publicity:

3 responses received from local residents, expressing the following concerns:

- There is currently no parking for 122 Rhosddu Road;
- The rear private drive is often blocked by parked cars;
- Problems with rubbish and recycling;
- Insufficient parking in the nearby streets; and
- Exiting HMOs locally are unsightly and a further HMO will cause further deterioration.

Principle of Development

Policy H4 allows for the subdivision of dwellings where:

a) sub-division is possible without major alterations, extensions, or additional new buildings which would significantly alter the character of the original dwelling; and

b) proposals accord with Policy GDP1; and

c) adequate private open space is available; and

d) the proposal would not result in the over-concentration of Houses in Multiple Occupation to the detriment of crime levels, the social fabric of the area, and the amenity of existing residents.

Dealing with each of the above in turn:

a) Extent of extensions/alterations

No extensions or external alterations are proposed.

b) Compliance with policy GDP1

Issues of amenity and parking will be dealt with separately further on in this report.

c) Private open space

The property has curtilage/yard area to the rear of approximately 20 sqm. This is large enough to provide space for bin and cycle parking, external drying space and outdoor amenity space for the occupants of the property.

d) Concentration of HMO properties

LPGN5 advises that to avoid over concentrations of HMO, the Council will seek to ensure that the number of buildings in use as a HMO within a 50-metre radius of the boundaries of the application site does not exceed 10%. It also advises that where the concentration exceeds 10%, planning permission will not normally be granted unless there are relevant material planning considerations to justify doing so.

There are 60 residential properties within 50 metres. Three of these or 5% are currently in use as HMOs. The proposed development would increase this to 4 properties or 7%. The proposed development would therefore accord with LPGN5 guidance and would not result in an overconcentration of HMOs in the locality.

Having regard to the above, the proposed development accords with policy H4 and therefore the principle of development is acceptable.

Impact on Neighbouring Amenity

With the exception of the bat and bird boxes proposed to be installed on the rear elevation, no external alterations proposed. The proposed development would therefore not harm the living conditions of occupiers of neighbouring properties by way of loss of light, privacy or visual over dominance.

In addition to requiring planning permission, the proposed HMO will also need a separate licence from the Council's Public Protection Team. Licensed HMOs are subject to conditions that require landlords to take all reasonable steps to control noise and antisocial behaviour. Breaching licence conditions can ultimately result in landlords being prosecuted and their licences being revoked.

Accordingly, there are appropriate controls to deal with these matters should they arise.

Having regard to the above, the proposed development accords with policy GDP1.

Highway Considerations

The site has no off-street parking provision. Local Planning Guidance Note 16 advises that the maximum parking provision for the existing 3-bedroom dwelling is 3 spaces. The maximum parking provision would be 4 spaces for the proposed HMO. Although the LPGN16 maximum parking provision for the proposed development is 1 space more than the existing use, this is not, in itself, a valid reason to refuse permission. LPGN16 advises that where parking provision is below the maximum the Council will need to be satisfied that this is appropriate for the likely level of demand.

Data from the 2021 Census shows that although 63% of households living in rented accommodation in the Grosvenor Ward have access to a car or van, only a small minority (4%) households have access to more than two vehicles. However, 32% of households in the Ward do not have access to a car or van at all. The site is also in a sustainable location close to Wrexham City Centre, with access to public transport in close proximity. It is therefore in an area well suited to occupiers who do not have access to, or would be, reliant upon motor vehicles as a mode of transport. To support sustainable transport choices, 2 no. ground fixed Sheffield style cycle stands would be sited in rear yard area of the property.

Having regard to the above, the development proposed is unlikely to give rise to parking or highway safety concerns and therefore accords with UDP policies GDP1 and T8.

Natural Environment

The existing Use Class C3: Dwellinghouses would permit the property to be occupied by up to 6 people living together as a single household, whereas Class C4: Houses in Multiple Occupation (small) permits the use of a dwellinghouse by no more than 6 residents who do not form a single household. The proposed development would therefore not permit an increase in the number of occupants so in turn, would not result in an increase in the volume or concentration of phosphorous entering the River Dee and Bala Lake Special Area of Conservation (SAC).

Having regard to the above, the proposed development is unlikely to have a significant effect on the SAC. It therefore accords with policies GDP1 and EC6

Other Considerations

Policy H4 and LPGN5 do not set out any standards in terms of minimum internal room sizes or the provision for HMOs. However, the HMO would be subject to the requirements to obtain a separate license which would determine the level of occupancy based on assessment on the internal living spaces and room sizes proposed.

Conclusion

The proposed would not result in an over concentration of HMOs in the locality and would not give rise to residential amenity or highway safety concerns. It therefore accords with the relevant UDP policies.

Conditions

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. Prior to the first use of the building as a House in Multiple Occupation, the measures to deliver net benefit for biodiversity (NBB) shown on approved plan reference Proposed Elevation RRA/PD/04 and detailed with approved Green Infrastructure Statement and Net Biodiversity Benefit, 122 Rhosddu Road, Wrexham, LL11 2NG By Carl Hughes, dated 13/08/25 shall be implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

3. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

    - Proposed Elevation RRA/PD/04
    - Proposed Floor Plan RRA/PD/03 Rev A
    - Green Infrastructure Statement and Net Biodiversity Benefit, 122 Rhosddu Road, Wrexham, LL11 2NG By Carl Hughes, Dated 13/08/25

4. Prior to the first use of the building as a House in Multiple Occupation, on-site bicycle parking and bin storage facilities shall be provided in accordance the details shown on approved plan reference Proposed Floor Plan RRA/PD/03 Rev A. The facilities shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking of bicycles and storage of bins.

Reasons

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

3. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

4. To assist occupiers/users of the development to make sustainable transport choices and provide adequate recycling and bin storage in accordance with Policy GDP1 of the Wrexham Local Unitary Plan.

Notes

The Applicant / Developer is required to make an application for a HMO licence, prior to the property becoming occupied as a HMO. The HMO Licence application form and guidance is available at:
http://www.wrexham.gov.uk/english/council/Housing/hmo_licensing.htm

The Applicant / Developer is also required to comply with the Rent Smart Wales Scheme being registered and / or licensed as necessary. Further information on Rent Smart Wales is available at: https://www.rentsmart.gov.wales/en/