In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Natasha Ware

Agent Mr Carl Hughes
The Foundry, 15 Yorke Street, Wrexham, United Kingdom, LL13 8LW

Reference P/2025/0440

Date Received 28/05/2025

Decision Date 06/10/2025

Town and Country Planning Act, 1990

Location of Application

122 RHOSDDU ROAD, WREXHAM, LL11 2NG

Description of Application

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)

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

EC6 - Biodiversity Conservation
GDP 1- Development Objectives
H4 - Sub-division of Dwellings
PS1 - Broad Location of Development
PS2 - Broad Location of Development
PS 3 - Broad Location of Development
PS4 - Broad Location of Development
T8 - Parking

Particulars of decision : REFUSED

Reason(s)

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1. There would be insufficient outdoor space to provide for an appropriate standard of amenity for the occupiers of the proposed HMO in addition to providing space for bin storage, an external drying area and cycle parking. The proposed development therefore does not accord with Policies H4 (b) and (c) and GDP1 of the Wrexham Unitary Development Plan.

2. The development is likely to increase demand for on-street parking in the vicinity of the site to the detriment of highway safety. The development therefore conflicts with policies GDP1 and T8 of the Wrexham Unitary Development Plan.

Ian Jones

Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council