Winter Jones.

Planning Justification Statement

18 The Beeches, Wrexham, LL12 7BL

Robert Jones | 09.03.2026 | P01

1. Introduction

This Planning Justification Statement has been prepared in support of a revised planning application for the change of use of the existing dwelling at 18 The Beeches, Wrexham from Use Class C3 (Dwellinghouse) to Use Class C4 (House in Multiple Occupation).

The proposal relates to an existing two-storey mid-terrace residential property located within an established residential area of Wrexham. The site lies within the settlement limits of the city and is surrounded by similar residential development.

This application represents a resubmission of planning application P/2025/0847, which was refused by Wrexham County Borough Council on 2 March 2026.

The purpose of this statement is to provide a clear explanation of the revised proposal and demonstrate how the scheme has been amended to directly address the single reason for refusal identified in the previous decision.

2. Site Context

The application site comprises a traditional mid-terrace dwelling with a small front garden area and a larger private garden to the rear. The front garden currently provides space for two off-street parking spaces together with a small area of grass and hedgerow.

The surrounding area is characterised by residential properties of a similar scale and form. The properties along The Beeches benefit from a mixture of driveway parking arrangements, with several neighbouring properties having extended hardstanding areas to maximise off-street parking provision.

The site occupies a sustainable location within the urban area of Wrexham and benefits from good access to local services, public transport, and employment opportunities. Bus stops are located along nearby Rhosnesni Lane, providing connections to Wrexham city centre and surrounding areas. The city centre itself is located within reasonable walking and cycling distance of the site.

As such, the site represents a sustainable residential location consistent with the principles of national planning policy.

3. Planning History

Planning application P/2025/0847 sought permission for the change of use of the property from a single dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4).

The application was considered by the Council's Planning Committee following a number of representations from neighbouring residents.

The planning officer's report concluded that the proposal was acceptable in principle and recommended that planning permission be granted.

However, the application was ultimately refused by the Planning Committee for a single reason relating to off-street parking provision.

4. Reason for Refusal

The previous application was refused for the following reason:

> *"There is inadequate provision for off-street parking on site. The development is therefore likely to increase demand for on-street parking in the vicinity of the site to the detriment of highway safety."*

No other planning policy conflicts were identified within the decision notice.

The committee report accompanying the previous application concluded that the proposal was acceptable in terms of the principle of development, impact on residential amenity, highway safety, drainage, biodiversity, and compliance with local planning policy.

The sole issue identified related to the level of off-street parking provision within the site.

5. Revised Proposal

The revised proposal retains the same change of use from a single dwelling (Use Class C3) to a small House in Multiple Occupation (Use Class C4) accommodating a maximum of five occupants, which falls comfortably within the definition of a small HMO under Use Class C4.

No alterations are proposed to the scale or form of the existing dwelling. Minor alterations are proposed to the rear elevation, comprising the insertion of a new door and the glazing of an existing doorway to form a window.

The key change relates to the reconfiguration of the front garden area to provide additional off-street parking provision.

The existing driveway and frontage will be widened to provide three off-street parking spaces within the site curtilage.

To facilitate this arrangement:

- The existing hedgerow and grassed area to the front of the property will be removed.
- The frontage will be surfaced with permeable hardstanding materials.
- Three clearly defined parking spaces will be provided across the width of the site frontage.

This revised layout reflects the recommendations previously provided by the Highway Authority and ensures that vehicles associated with the property can be accommodated fully within the site.

6. Highway Considerations

Parking provision was the sole issue identified within the previous refusal.

The consultation response from the Highway Authority confirmed that there was potential to widen the existing access and provide parking for up to three vehicles across the site frontage, subject to the removal of the existing hedgerow and grassed area.

The revised site layout has been prepared in direct response to these comments.

The proposal now provides three off-street parking spaces within the site, ensuring that vehicles can park clear of the highway and avoiding reliance on on-street parking in the surrounding area.

The proposed parking spaces are designed in accordance with the Council's parking standards and are proportionate to the scale of the development and the nature of the proposed use.

By increasing the available off-street parking provision within the site, the revised proposal fully addresses the concern raised within the refusal reason and ensures the development will not give rise to any highway safety issues. The proposal therefore complies with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.

7. Biodiversity and Green Infrastructure

In order to facilitate the revised parking arrangement, the existing hedgerow and small grassed area to the front of the property will be removed.

Whilst the ecological value of this hedge is limited within the wider urban context, compensatory biodiversity enhancements are proposed within the rear garden to ensure the development accords with the requirements of Planning Policy Wales in relation to delivering a net benefit for biodiversity.

These enhancements include:

- Planting of two native fruit trees within the rear garden
- Installation of a bat roost box
- Installation of a bird nesting box

These measures will provide additional habitat opportunities for birds, bats, and invertebrates and will contribute positively to local green infrastructure.
Full details of the proposed biodiversity enhancements are provided within the accompanying Green Infrastructure Statement.

8. Conclusion

This application represents a revised proposal for the change of use of the existing dwelling at 18 The Beeches to a small House in Multiple Occupation. The previous application was refused for a single reason relating to off-street parking provision.

The revised proposal has been amended specifically to address this concern by increasing the level of off-street parking provision within the site to three spaces, in accordance with the recommendations previously provided by the Highway Authority.

No other planning concerns were identified within the previous decision notice, and the planning officer's report concluded that the proposal was acceptable in principle.

Taking these factors into account, the revised proposal is considered to accord with the relevant policies of the Wrexham Unitary Development Plan and national planning policy. The development therefore represents an appropriate and sustainable form of residential accommodation and is respectfully recommended for approval.

Winter Jones.

A: Irish Square, St Asaph, LL17 0RN
E: hello@winterjones.co.uk
T: 01824 719402