Planning Statement

36 Brook Street, Wrexham

Change of Use from 3-Bedroom Flat (C3) to 3-Bedroom HMO (C4)

Introduction

This statement accompanies a proposal to change the use of the first and second floors at 36 Brook Street, Wrexham from a three-bedroom flat (Use Class C3) to a three-bedroom House in Multiple Occupation (Use Class C4).

The proposal does not involve any external alterations to the building and retains the existing residential accommodation at the property. The development therefore represents a modest change of use within the existing built form.

The proposal has been considered against the relevant policies within the Wrexham Local Development Plan, including Policy H6 (Conversion of Buildings to Self-Contained Flats or HMOs) and Policy DM1 (Development Management Considerations).

Principle of Development

Policy H6 of the Wrexham Local Development Plan supports the conversion of existing buildings into HMOs where certain criteria are satisfied, including ensuring that there is no over-concentration of HMOs and that the development does not adversely affect the character of the building or surrounding area.

The proposal involves the re-use of existing residential accommodation without significant alteration to the building. The existing residential character of the property and surrounding area will therefore be preserved.

As the proposal retains a three-bedroom residential layout, the scale and intensity of the residential use would remain comparable to the existing lawful use.

Concentration of HMOs

Policy H6 requires that proposals for HMOs should not lead to an over-concentration within the locality. In particular HMOs should not exceed 10% of residential properties within a 50m radius of the boundary of the application site and there should be a separation of at least two non-HMO dwellings or buildings between HMOs.

A review of the Wrexham Council HMO licensing register has been undertaken to identify licensed HMOs within the wider area.

Based on the available information, the proposal would not result in an over-concentration of HMOs within the locality. The conversion of the property to a small three-bedroom HMO would therefore remain consistent with the objectives of Policy H6 to maintain balanced and sustainable communities.

Residential Amenity

The proposal does not involve any physical expansion of the building or intensification beyond the existing residential capacity. The accommodation remains limited to three bedrooms and therefore represents a modest residential occupancy comparable to the existing dwelling.

Given that the building already operates as residential accommodation, the proposal is not expected to generate any additional noise, disturbance or activity beyond what would normally be associated with residential use.

The development would therefore comply with Policy DM1, which requires that development should not have an unacceptable impact on the amenity of neighbouring occupiers.

Private Amenity Space and Biodiversity

The residential accommodation occupies the upper floors of an existing building and there is no external curtilage associated with the property that could reasonably provide private outdoor amenity space.

The proposed development does not involve any extension, structural alteration or increase in built form. The existing residential unit does not benefit from private outdoor amenity space and the proposal therefore does not worsen the current level of amenity provision.

The site is located within Wrexham town centre where residential accommodation commonly relies upon access to nearby public facilities and shared public realm rather than private gardens. The property benefits from convenient access to a range of nearby services, public transport links and public open spaces.

In relation to biodiversity the proposal does not involve any external alterations to the building or changes to the existing site footprint. As such opportunities to provide on-site biodiversity enhancements are limited. The proposal represents the re-use of an existing building which aligns with sustainable development principles and reduces the need for additional land take or construction.

Waste Storage and Collection Strategy

Due to the constraints of the existing building and the absence of external curtilage suitable for refuse storage, the proposed development will utilise a designated external refuse storage area located to the rear of the building within an existing bin storage area associated with the ground floor unit.

Residual waste will be stored within standard 240 litre wheelie bins with recycling containers provided in accordance with Wrexham County Borough Council waste collection requirements.

Access to the external refuse storage area will be secured through a formal agreement between the relevant property owners and tenants ensuring that the bins associated with the proposed development can be stored within the rear bin area at all times.

Residents will transfer waste from internal kitchen bins to the external wheelie bins via the agreed access route. On the scheduled collection day the bins will be presented at the kerbside in accordance with Wrexham County Borough Council's waste collection arrangements.

The management of the bins and access to the refuse storage area will be controlled through property management arrangements and tenancy agreements ensuring that the waste storage and collection system operates effectively and hygienically.

Phosphate Neutrality

The proposal does not result in any increase in foul drainage loading or overnight accommodation when compared to the existing lawful use of the property.

The existing property currently comprises a three-bedroom residential unit and the proposed development retains the same three-bedroom occupancy level. As a result the development does not introduce any additional overnight accommodation or increase the potential number of occupants.

Phosphate loading is directly related to wastewater generation associated with overnight accommodation. As the proposal maintains the same occupancy potential there will be no increase in wastewater discharge to the foul drainage network when compared to the existing baseline.

Accordingly the proposal will not give rise to any additional phosphate loading within the River Dee Special Area of Conservation catchment and is therefore considered phosphate neutral.

Conclusion

The proposal represents a modest and sustainable re-use of existing residential accommodation within Wrexham town centre.

The development retains the existing scale and form of the building, maintains the same level of residential occupancy, does not result in an over-concentration of HMOs, provides a practical waste management solution and is phosphate neutral.

The proposal therefore accords with Policies H6 and DM1 of the Wrexham Local Development Plan and is considered acceptable in planning terms.