

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – 4 NOVEMBER 2019

APPLICATION NO:
P/2019 /0376

LOCATION:
46 BEECHLEY ROAD WREXHAM
LL13 7BA

DATE RECEIVED:
15/05/2019

COMMUNITY:
Offa

DESCRIPTION:
INCREASE OCCUPANCY OF
EXISTING HMO FROM 6
OCCUPANTS TO 8 OCCUPANTS TO
ALLOW FOR 2 COUPLES TO SHARE

CASE OFFICER:
KH

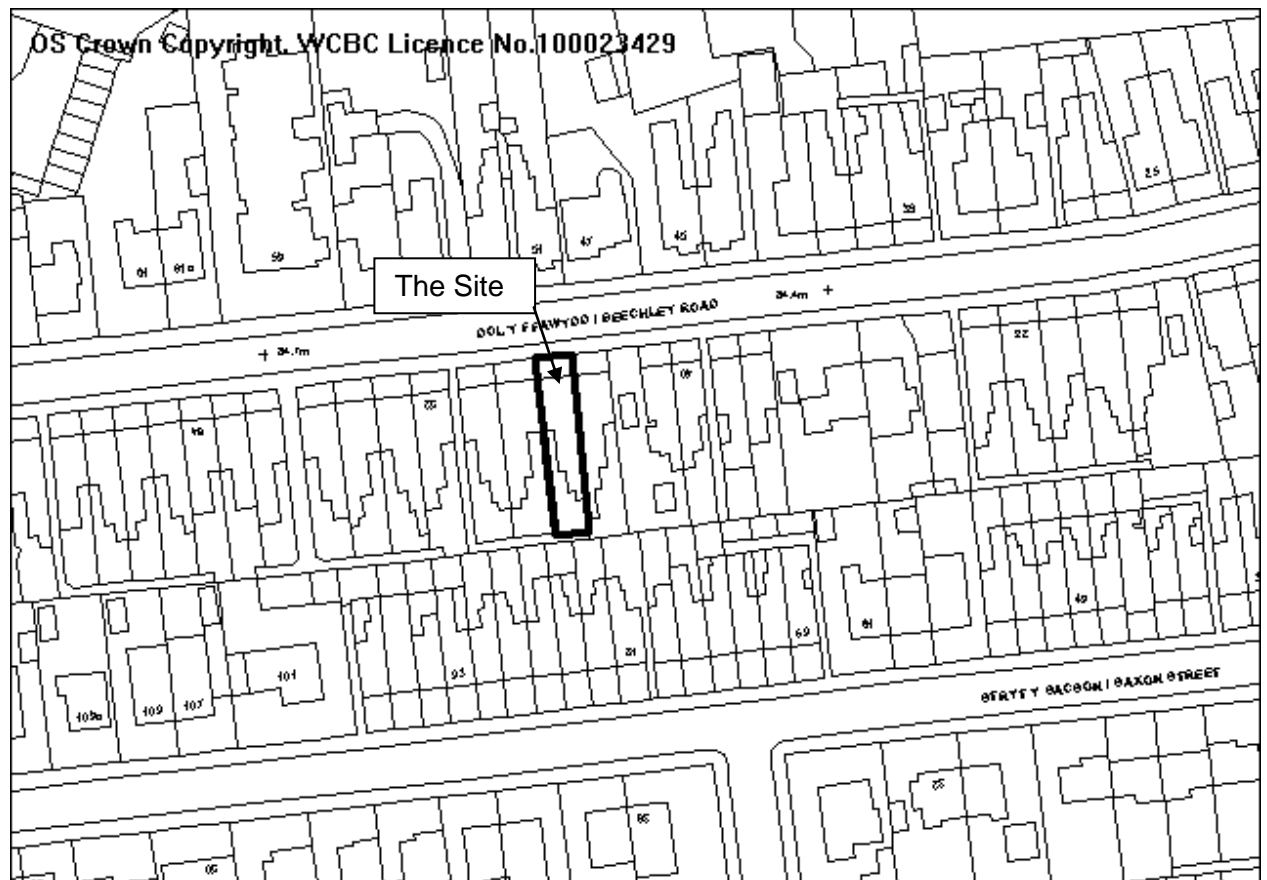
WARD:
Hermitage

APPLICANT(S) NAME:
MR ANDREW SHIELD

AGENT NAME:
MR ANDREW SHIELD

THE SITE

46 Beechley Road is currently a two-storey, six bed, mid-terraced house built at the end of the nineteenth century. The property is currently used as a licenced 6 bed, 6 person House in Multiple Occupation (HMO). The property is situated close to all local amenities.



PROPOSAL

It is intended to increase occupancy of the existing HMO from 6 occupants to 8 occupants to allow for 2 couples to share. The house is situated within walking distance of the University, hospital and the Central Bus Station. The property will have a fully equipped kitchen and laundry facilities. There is also a private garden area which will be equipped with sufficient clothes drying facilities, secure bicycle storage, waste and recycling facilities and a private rear yard. An amendment to the current HMO licence will be applied for to allow up to 8 people to live in the house at any one time.

Layout: The house is currently laid out on two floors. On the ground floor there are currently two bedrooms, a kitchen, lounge, utility room and separate toilet with wash hand basin. Four further bedrooms and two full shower rooms with WCs and wash hand basins on the second floor.

The applicant is mindful of the fact that the property is a terraced house and that there are neighbours in close proximity to both sides. Noise nuisance is unacceptable and the neighbours have the applicant's telephone number and are encouraged to phone if they are disturbed.

HISTORY

None.

DEVELOPMENT PLAN

Policies GDP1, PS1, PS2 and H4 of the Wrexham Unitary Development Plan refer and Local Planning Guidance Note 5 – Houses in Multiple Occupation.

CONSULTATIONS

Community Council:	Object. The proposals are over-intensive and there is insufficient parking provision.
Local Member:	Notified 16.05.2019.
Public Protection:	No comments.
Highways:	The proposed development site is located on an unclassified, residential road subject to a 30 mph speed limit. There are a significant number of vehicles being parked on the carriageway in the vicinity of the development site. Local Planning Guidance Notes (LPGN) would normally require a maximum of 4 parking spaces for the proposed six bed property with 8 occupants. Based on LPGN 16 requirements, it is accepted in theory that the proposed development is unlikely to result in an increase in parking demand compared with its current residential use.

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- Highways there have no objections to the proposed development on highway grounds.
- Other representations: Five neighbours objecting on the following grounds:-
- Increase in traffic
 - More and more HMOs
 - Rubbish overload to bins
 - Parking problems
 - Anti-social behaviour
 - Council continue to give permission for HMOs
 - Noisy area
 - No recycling
 - High turn-over rate
 - High levels of noise
- John Harding – Chair of Residents Group: Association is whole heartedly against the application being granted:
- In a 50m section of road, there are already 7 rentals, four of which are registered HMO properties and other housing well above prescribed limit
 - High level of occupation results in massive parking problems and high level of noise with the comings and goings from the properties.

SPECIAL CONSIDERATIONS

Highways: The proposed development site is located on an unclassified residential road subject to a 30 mph speed limit. There are a significant number of residential properties in the area that have no off-street parking facilities and this results in a number of vehicles being parked on the carriageway in the vicinity of the development site.

There is no increase in the number of bedrooms, the proposal is to utilise two rooms for 2 couples to share. LPGN 16 requires a maximum of 4 parking spaces for the proposed 6 bed property. As the guidance is based upon the number of bedrooms and not the number of occupants there is no change in parking demand with the additional two occupants. In addition the applicant has referred to a car ownership survey carried out in March 2017 and demonstrated car ownership in existing HMOs is 1 car per 10-12 people.

These results are consistent with a survey undertaken by WCBC in the planning department in March 2018 to inform the revised Local Planning Guidance note. Based on LPGN 16 requirements, it is therefore accepted that the proposed development is unlikely to result in an increase in parking demand compared with the current situation. The applicant has indicated no plans to change the exterior or interior keeping in house in-keeping with other properties on the site. The applicant will maintain the outside areas to a standard consistent with a family home.

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There are no issues in relation to over-concentration of HMO's as this proposal is to increase the number of occupants within an existing one, and not the creation of a new one.

Conclusion: I have considered the concerns of the residents in regard to parking and noise nuisance. With regard to parking, I appreciate that there are a significant number of vehicles that park on the carriageway with no provision for parking on site. Highways have no objections to the proposed development on the grounds that the proposed development is unlikely to result in parking demand compared with its current residential use.

Noise nuisance can be addressed by public protection.

With regard to the requirements of LPG5 – Housing in Multiple Occupation and provides a rear garden 6m x 4m and a rear private yard 7m x 104m, a secure bicycle store and bin storage to the rear for rubbish and recycling.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

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

REASON(S)

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

NOTE(S) TO APPLICANT

Renewal of additional licensing is required by Public Protection and meeting the prescribed standards accordingly.
