

Dear

Thank you for your request which I received on 25 March 2026, you asked for the following:

*The number of Houses in Multiple Occupation (HMOs) planning appeal decisions lodged by planning developers that were initially refused by the Local Authority and were overturned by Planning and Environment Decisions Wales (PEDW) between the years 2021-2026 (current). Also, please provide the reasons for the refusal.*

## **Our response**

Further to our acknowledgement of your request on 14 April, and the explanation that to gather the information to fulfill it, would likely lead to the request being refused as 'manifestly unreasonable'. Our acknowledgement suggested that if the request were to be narrowed down, the request may not be refused as manifestly unreasonable. We have not received a follow up request from you.

PEDW does not record decisions issued by type of development. Around 600 decisions are issued in a year. To identify a house of multiple occupation decision, every case in PEDW's internal casework management system would need to be accessed. Once the case record is open, navigation would be necessary to the appropriate folder and the Local Planning Authority's refusal notice opened. At approximately 10 minutes per case, this would amount to 100 hours of resource (10 mins x 600 cases = 6,000 mins / 60mins = 100 hours for one year. 100 hours x 5 years = 500 hours.

In light of the above your request for information is refused as being manifestly unreasonable by under regulation 12(4)(b) of the EIR's.

Regulation 12(4)(b) is subject to the public interest test. We have therefore considered whether the public interest in disclosing the information outweighs the public interest in maintaining the exception.

We recognise that there is a public interest in transparency and accountability regarding the planning appeal process, including understanding how often decisions of local planning authorities are overturned and the reasons for those decisions.

However, there is also a strong public interest in ensuring that public authorities are able to use their limited resources effectively and efficiently. PEDW does not hold the requested information in a reportable format and identifying, locating and extracting the information would require a manual review of approximately 600 appeal cases for each year covered by the request. We estimate that this would require around 100 hours of staff time for each year. Complying with the request would therefore place a significant and disproportionate burden on PEDW's resources, diverting staff from their core functions, including the processing of planning and environmental casework in the public interest.

Having considered the competing public interests, we have concluded that the public interest in maintaining the exception under regulation 12(4)(b) outweighs the public interest in disclosure.

If you are dissatisfied with the Welsh Government's handling of your request, you can ask for an internal review within 40 working days of the date of this response. Requests for an internal review should be addressed to the Welsh Government's Freedom of Information Officer at:

Information Rights Unit  
Welsh Government  
Cathays Park  
Cardiff  
CF10 3NQ

or e-mail: [Freedom.ofinformation@gov.wales](mailto:Freedom.ofinformation@gov.wales)

Please remember to quote the ATISN reference number above.

You also have the right to complain to the Information Commissioner. The Information Commissioner can be contacted at:

Information Commissioner's Office  
Wycliffe House  
Water Lane  
Wilmslow  
Cheshire  
SK9 5AF

Website: [www.ico.org.uk](http://www.ico.org.uk)

However, please note that the Commissioner will not normally investigate a complaint until it has been through our own internal review process.

Yours sincerely