

Annwyl/Dear

Thank you for your request which I received on 11 September 2026. You asked for the information listed at Annex 1.

Please see the accompanying attachment. Please also note, the decisions and documents can be found on our portal [Planning Casework](#) by searching the case reference.

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

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

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

Yours sincerely

Annex 1

Concerning planning appeals relating to Houses in Multiple Occupation (HMOs) in Llanelli, Carmarthenshire, with particular reference to properties on Llandafen Road and Trinity Road, Llanelli.

Seeking information held by Planning and Environment Decisions Wales (PEDW) for the period 1 January 2021 to the date of this request (11 September), together with comparative information concerning HMO appeals elsewhere in Wales from 1 January 2021 to the date of this request.

I would be grateful if you could provide all relevant records held by PEDW, including the following:

1. HMO planning appeals – Llandafen Road PI/10040 and Trinity Road PL/09920 and PL/ 09751.

Please provide details of all communication relating to planning appeals dealt with by PEDW relating to HMOs, proposed HMOs, changes of use to HMOs, retrospective HMO applications, enforcement matters or other planning matters concerning properties on:

- Llandafen Road, Llanelli
- Trinity Road, Llanelli

For each relevant appeal, please provide, where held:

- Any subsequent correspondence, review, clarification or action relating to the appeal.
- Any advice or involvement from other agencies regarding these applications.

2. Correspondence with Carmarthenshire County Council Please provide copies of all correspondence and records held by PEDW between PEDW and Carmarthenshire County Council concerning the above properties and appeals.

This should include, but not be limited to:

- Emails;
- Letters;
- Consultation responses;
- Planning officer reports;
- Planning statements;
- Representations;
- Requests for further information;
- Requests for clarification;

- Responses to such requests;
- Information supplied by Carmarthenshire County Council to PEDW;
- Information supplied by PEDW to Carmarthenshire County Council;
- Correspondence concerning HMO use or proposed HMO use;
- Discussions concerning the planning merits of the applications or appeals.

3. Correspondence with other agencies and organisations Please provide relevant correspondence, reports, representations or other records received by PEDW from, or sent by PEDW to, other organisations or agencies concerning these properties or appeals.

This should include, where applicable:

- Welsh Government departments;
- Carmarthenshire County Council departments;
- Housing and Housing Standards officers;
- Environmental Health;
- Highways officers;
- Police;
- Fire and Rescue Service;
- Other statutory consultees;
- Elected representatives;
- Residents' groups or community organisations;
- Planning agents or consultants;
- Applicants, property owners or their representatives;
- Any other organisation making substantive representations concerning the appeals.

4. Internal PEDW records

Please provide relevant internal PEDW records concerning these appeals and properties, including:

- Internal emails;
- Case notes;
- Officer notes;
- Internal briefing notes;
- Internal reports;

- Assessments;
- Recommendations;
- Records of meetings or discussions;
- Records of telephone conversations where such conversations have subsequently been recorded;
- Any internal consideration of the planning issues arising from the proposed or existing HMO use.

5. Cumulative impact and concentration of HMOs Please provide any evidence of the weight of the impact that PEDW places upon the cumulative impact or concentration of HMOs in Llanelli, including:

- The training of inspectors to assess and question this;
- Communication that makes mention of community cohesion and concentration of HMOs on the character of the area; Please include any representations made by Carmarthenshire County Council or other bodies concerning the cumulative impact of HMOs.

I would particularly like to know whether PEDW considered the existing concentration of HMOs in the immediate locality when determining these appeals and what weight, if any, was given to that consideration.

6. Information and reports supplied by Carmarthenshire County Council Please specifically identify and provide copies of any reports, statements, assessments, consultation responses or other documents supplied to PEDW by Carmarthenshire County Council in relation to the properties and appeals.

This includes information concerning, where applicable:

- Existing HMOs;
- HMO licensing;
- Planning history;

7. Welsh Government guidance, advice or instructions concerning HMO appeals Please provide copies of any guidance, instructions, advice, direction, briefing, correspondence or other information received by PEDW from Welsh Government concerning the determination or treatment of planning appeals relating to HMOs.

This request includes both formally published guidance and unpublished advice or correspondence supplied to PEDW.

In particular, please provide any information concerning:

- The granting or refusal of planning permission for HMOs following an appeal;
- The circumstances in which an HMO appeal should be allowed or dismissed;
- The weight to be given to local planning policies concerning HMOs;

- The weight to be given to national planning policy;
- The consideration of cumulative impacts;
- Concentrations of HMOs within particular communities;
- Retrospective HMO applications;

Please also provide any specific advice, clarification or guidance provided by Welsh Government officials to PEDW officers or Planning Inspectors following, or arising from, HMO planning appeals.

Where such guidance or advice relates to a particular appeal, please identify:

- Appeal reference;
- Property/address concerned;
- Date of the advice or guidance;
- Welsh Government department or official providing it;
- PEDW officer, Inspector or team receiving it;
- The substantive advice, guidance or correspondence provided.

Please identify any records showing that Welsh Government has communicated a change in policy, interpretation or approach to the determination of HMO planning appeals to PEDW during the requested period.

8. Communications with applicants, agents and representatives Please provide relevant correspondence between PEDW and:

- Applicants;
- Property owners;
- Planning agents;
- Planning consultants;
- Solicitors;
- Other professional representatives;

insofar as it relates to the specified properties or HMO appeals.

9. Appeal evidence and supporting documents Please provide copies of the full appeal decision documents and associated material held by PEDW, including where applicable:

- Inspector's reports;
- Decision letters;
- Written representations;

- Statements of case;
- Statements of common ground;
- Consultation responses;
- Site inspection records;
- Hearing or inquiry documents;
- Further information requests and responses;
- Any other substantive documents forming part of the appeal record.

10. Comparative HMO planning appeals across Wales In addition to the specific Llanelli appeals, please provide information concerning HMO-related planning appeals considered by PEDW elsewhere in Wales from 1 January 2021 to the date of this request.

I am particularly interested in cases where:

- The Local Planning Authority initially refused planning permission for an HMO;
- The applicant subsequently appealed to PEDW;
- PEDW dismissed the appeal;
- PEDW allowed the appeal despite the Local Planning Authority having refused permission;
- The appeal involved concerns regarding the concentration or cumulative impact of HMOs;
- The appeal involved concerns relating to community cohesion, residential amenity, parking, highways, housing need or the character of the area.

For each relevant appeal, please provide, where held:

- Local authority;
- Property address;
- PEDW appeal reference;
- Planning application reference;
- Date of appeal;
- Nature of the HMO proposal;
- Original reason(s) for refusal by the Local Planning Authority;
- Outcome of the appeal;
- Date of PEDW's decision;
- Inspector's principal reasons for allowing or dismissing the appeal;

- Planning policies or other material considerations relied upon;
- Any consideration given to existing HMO concentrations or cumulative impacts;
- Any consideration given to parking, highways, residential amenity, community impact or housing need.

11. Reasons for dismissing HMO appeals across Wales For all HMO appeals across Wales during the requested period which were dismissed by PEDW, please identify the principal planning reasons relied upon by the Inspector in reaching that decision.

Where possible, please identify or group the decisions according to the principal reason(s), including:

- Cumulative impact or concentration of HMOs;
- Loss of family accommodation;
- Harm to residential character;
- Harm to residential amenity;
- Parking or highway problems;
- Over-intensification;
- Community cohesion;
- Unsatisfactory living conditions;
- Conflict with the Local Development Plan;
- Conflict with national planning policy;
- Lack of demonstrated housing need;
- Availability of alternative accommodation;
- Other material planning considerations.

Please provide copies of the relevant appeal decision letters or Inspector's reports where these are not already publicly available.

12. Comparison with the Carmarthenshire/Llanelli appeals Please identify whether any of the planning considerations or reasons relied upon by PEDW to dismiss HMO appeals elsewhere in Wales were also present in the Llan Dafen Road and/or Trinity Road appeals in Llanelli.

Where a particular consideration has been used by PEDW as a reason for dismissing an HMO appeal elsewhere in Wales, but the same or substantially similar circumstances existed in the Carmarthenshire/Llanelli appeals, please provide any existing records explaining why that consideration was, or was not, given similar weight in the Carmarthenshire cases.

I am not asking PEDW to create a new legal or planning assessment for the purposes of this request. I am seeking existing records, appeal decisions, Inspector's

reports, correspondence, case notes, assessments or other information held by PEDW which demonstrates how these issues were considered and whether comparable circumstances were treated consistently.

13. Consistency of approach between HMO appeals Please provide any records held by PEDW concerning the consistency of decision-making or approach between HMO planning appeals across Wales, including:

- Internal guidance;
- Advice;
- Training material;
- Casework instructions;
- Precedents;
- Briefing notes;
- Correspondence concerning comparable HMO appeals.

Please identify whether PEDW has:

- Circulated previous HMO appeal decisions as examples or precedents;
- Provided Inspectors with guidance concerning HMO appeals;
- Identified particular HMO appeal decisions as being relevant to subsequent cases;
- Given advice concerning the weight to be given to cumulative HMO impacts;
- Considered whether decisions should be consistent with previous HMO appeal decisions involving similar circumstances.

If such material exists, please provide copies.

15. Redactions and exemptions

I recognise that some information may contain personal data or other information subject to exemptions.

Where this is the case, please redact the exempt information rather than withholding an entire document, wherever reasonably practicable.

For each document or part of a document withheld, please identify:

- The relevant exemption under the Freedom of Information Act 2000;
- Why the exemption applies;
- Whether the exemption is absolute or subject to the public-interest test;
- Where applicable, the public-interest considerations relied upon.