

APPLICATION NO:
P/2019 /0395

LOCATION:
31 HIGH STREET WREXHAM
LL13 8HY

DATE RECEIVED:
23/05/2019

COMMUNITY:
Offa

DESCRIPTION:
REFURBISHMENT OF GROUND
FLOOR OFFICE AND CHANGE OF
UPPER FLOORS TO 6 NO. FLATS

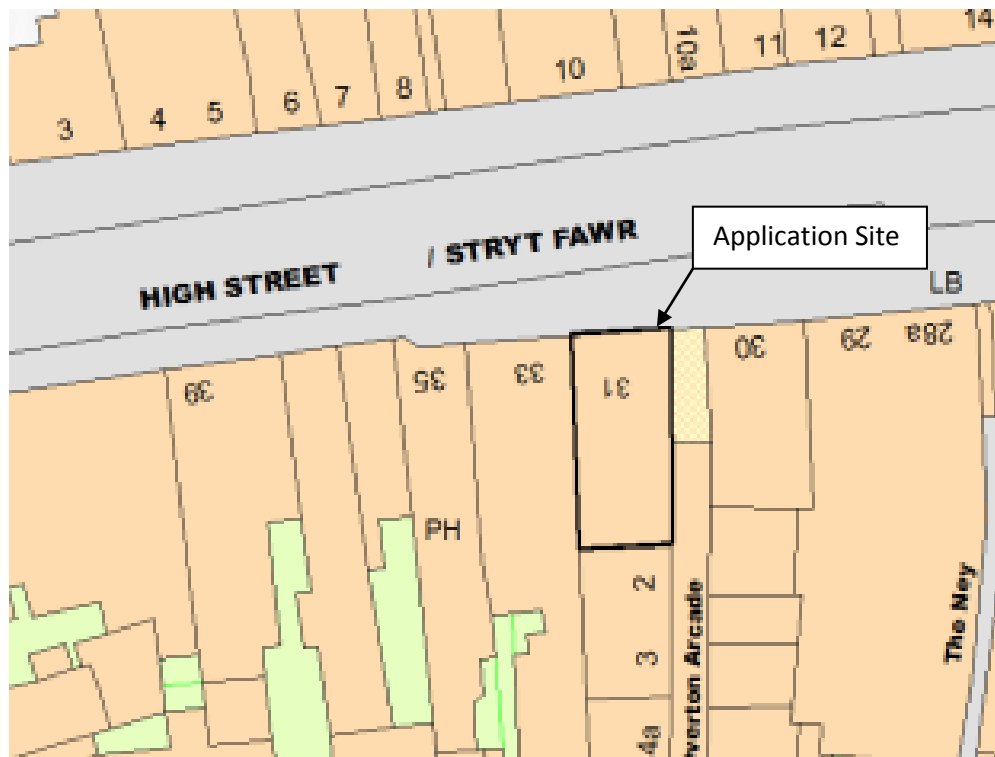
CASE OFFICER:
MR

WARD:
Offa

APPLICANT(S) NAME:
MR NEIL MOIR

AGENT NAME:
CB ARCHITECTURAL
DESIGN
MR CRAIG BAUGH

SITE



PROPOSAL

The application seeks planning permission for the refurbishment of the ground floor office and change of use of upper floors to 6 no. flats.

The application site is Grade II listed. A Listed Building Consent application under P/2019/0394 runs concurrent with this application.

HISTORY

None relevant.

DEVELOPMENT PLAN

Within Wrexham Town Settlement Limit, Conservation Area and Shopping Area.

UDP policies GDP1, EC6, EC7, EC9, H2, H4, S2, S3 and T8 apply.

LPG 16 – Parking Standards, LPG 21 – Space Around Dwellings.

CONSULTATIONS

Community Council:	Object. Proposals for the front elevation are approved. Windows in the rear should be wooden sash. There is no parking provision. A change in council policy is required for providing parking provision for such developments. Bins should not be left on Overton Arcade but wheeled out onto Temple Row whilst waiting collection. The use of suitable materials must apply.
Local Member:	Notified 28.05.2019.
NRW:	Object to the scheme given further information required to assess the impact of the proposal on bats. Bat Survey has since been submitted and NRW re-consulted and advise that based on the response received on 16/08/2019 that they have no objection.
Highway Authority:	No objection given the sustainable location of the site.
Welsh Water:	No objection subject to a condition to secure foul, surface and land water drainage scheme.
Public Protection:	No objection subject to a condition to secure submission of a Noise Survey to determine noise levels for both day and night for proposed occupants of the flats at upper floor levels.
Press Notice:	Expired 29.06.2019.
Neighbours:	No formal representations received by the Local Planning Authority.

SPECIAL CONSIDERATIONS

Principle of development: The application site lies within Wrexham Town Settlement Limit as identified on Policy Map 2 INSET 1.

Policy H2 states that residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1.

The building is currently vacant and the proposal would involve provision of 4 x 1 bed flats and 2 x 2 bed flats at first and second floor levels.

This is considered to be an efficient use of the building, encouraging people into sustainable town centre accommodation within walking distance of public transport, employment opportunities, public open space and services and facilities.

Refurbishment of the ground floor office is considered to be acceptable.

There is a policy presumption in favour of the development.

Design and Layout: No external changes proposed to the front of the building, along High Street.

It is proposed to re-roof the building therefore samples would be required of any replacement slates and ridge tiles.

A specification for replacement sky lights would be required and secured by condition.

Conservation Officer raises no objection and on this basis the proposal is not considered would adversely impact on the character and appearance of the Conservation Area and would comply with UDP Policy EC7.

Residential Amenity: The proposal is considered capable of accommodating the number of flats proposed without resulting in any adverse impacts to residential amenities, having regard to overshadowing, overlooking and overbearing between each proposed flat.

Site constraints would result in no private amenity space being provided as part of the proposal, however the sites town centre location is within walking distance of Bellevue Park and the POS in front of the Guild Hall.

The lack of on-site amenity space is not uncommon for town centre accommodation and on the basis that existing POS is easily accessible from the application site, it is not considered that this would warrant refusal of planning permission.

Adequate space would be provided at the rear of the ground floor of the building for bin storage.

The use of the first and second floors of the building as class C3 is considered to result in improved natural surveillance of High Street.

Public Protection raises no objection subject to a condition to secure submission of a Noise Survey to ensure any day/evening impacts to first and second floor flats is acceptable.

Highway Safety: No parking provision proposed as part of this application. Highway Authority raises no objection given the sites sustainable location.

Ecology: NRW originally objected to the application given further bat surveys were required to be submitted.

The further bat surveys have been carried out and submitted to NRW who advise they no longer object to the application given no evidence of bats found to be present on site.

CONCLUSION

The principle of development is considered to be acceptable and a development of the type proposed is considered could sit comfortably in this location without detriment to visual or residential amenities. The proposal would comply with UDP Policies GDP1, H2, EC7, EC9 and T8.

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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:1250 Local Plan, Window / Door Schedule (Ref: 811/S(2)07A) 1:50 Proposed Floor Plans Rev D, Dwg No. 811/A(2)01 and as contained within the application documentation.
3. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
4. All roof lights hereby approved shall be 'conservation type' only fitted flush with the adjoining roof surface.
5. Prior to installation, details of the specification for the window labelled WS10 as outline on the submitted Window / Door Schedule (Ref: 811/S (2) 01A), shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.
6. Prior to their use on the development samples of all roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
7. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and

approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

8. No works to any timbers shall take place until a timber condition survey has been undertaken and a report of the findings etc. submitted to and approved in writing by the Local Planning Authority. The report shall include the extent, type and methodology of any repairs and/or replacement. Works shall only be carried out in strict accordance with the details as are approved.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan. The development site is in close proximity to sensitive noise outputs and the developer is therefore required to carry out a noise survey in connection with condition no. 3 in order to determine noise levels for both day (0700 - 2300 hours) and night (2300 - 0700 hours) having regard to Planning Guidance (Wales), Technical Advice Note (TAN) 11 - Noise. The report of the noise survey findings shall include:
 - a) Noise levels arising from day/night time activities in the vicinity of the proposed development site and the impact upon the proposed accommodation, and
 - b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the future occupants of the proposed accommodation hereby approved.
 4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 5. In the interest of safeguarding the architectural and historic interest of this Listed Building.
 6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
 7. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
 8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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