PLANNING, DESIGN AND ACCESS STATEMENT

Change of use of hair salon to create a one-bedroom apartment along with a building facility mangers office and all associated works

at

45 Bellevue Court

Tenters Square

Wrexham

LL13 7LY

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1. Introduction

1.1 This statement has been prepared and submitted by Halls on behalf of Wycherley Properties. The application is for the change of use of hair salon to create a one-bedroom apartment along with a building facility managers office and all associated works in relation to 45 Bellevue Court, Tenters Square.

1.2 This statement assists in identifying the context of the proposed application, to include an assessment of how the proposed development accords with the site context, alongside relevant national and local planning policies. This aims to set out other material considerations, to support the Council in their consideration of this application.

1.3 I trust the submitted details are sufficient to enable and support you in your consideration of this application. Should you require any further information please do not hesitate to contact us.

2. Site Description and Context

2.1 45 Bellevue Court is part a 50 no apartment complex located adjacent to Bellvue Park in the centre of Wrexham.

2.2 The application site is edged red on the attached plan and consists of a ground floor apartment currently hosting a hair salon. Currently the apartment consists of 2no hair salons, W/C facilities, a kitchen along with a management office.

3. Proposed Development

3.1 The proposal is for the change of use of a hair salon to residential apartment in relation to a single apartment within the Bellevue Court complex.

3.2 Planning was granted for the change of use of a single apartment to hair/beauty salon and site office in 2009 (P/2009/0187) and this use has continued since 2009 until recently.

3.3 The change of use will allow for a 1-bedroom apartment to include a kitchen, lounge and bathroom.

3.4 The clients are proposing to retain the management office as this will still be required as part of the overall management and maintenance of the apartment complex.

3.5 The proposed change of use will not result in the loss of employment as the owner and occupier of the hair salon have retired and no longer require the premises, the proposed change of use will revert the apartment back to its original use.

3.6 Please see accompanying plans to support.

4 Planning Policy

4.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

4.2 National Planning Policy comprises the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied, supported by associated National Planning Policy Guidance on the interpretation of such policies. At the heart of the NPPF is a 'presumption in favour of sustainable development' noting the purpose of the planning system is to contribute to the achievement of 'sustainable development'. The presumption in favour of sustainable development provides that applications for planning permission that accord with an up-to-date development plan should be approved without delay

4.3 Wrexham County Borough Local Development Plan 2013-2028 – Adopted 20th December 2023

Policy R4: Development outside Primary Shopping Streets

Outside the primary shopping streets of Wrexham City Centre support will be given to ground floor retail, professional services, food and drink, offices, hotels, educational establishments, leisure, commercial and other proposals that would enhance vitality and viability. Support would also be given to the conversion of upper floors to residential uses within the City Centre.

Outside the primary shopping streets of Wrexham City Centre, ground floor residential uses would be supported where they do not harm the vitality and viability of the street, but would not be supported in Chester Street (south from Holt St, Charles Street, Church Street, Town Hill and Yorke Street).

Support for residential uses within the City Centre is subject to consideration of its compatibility with other uses in the same building as well as the use of neighbouring properties.

4.4 The existing retail premises is located off Tenters Lane, Tenters Lane is a residential street with residential properties and no other retail premises off the road. Therefore, retuning the apartment back to its original residential use would comply with policy R4.

Policy R5: District, Local, Village and Neighbourhood Centres

Retail, office, leisure and community facilities will be encouraged in the defined district, local, village and neighbourhood centres provided it is appropriate in scale and is of a type which will complement and enhance the centre.

Changes of use from retail will only be supported where development would not adversely affect the vitality and viability of these Centres, proposals will need to demonstrate:

i. How they complement the character, appearance and function of the centre;

ii. Whether, and for how long, the premises have been vacant and actively marketed; and

iii. The extent of the cumulative loss of retail, office, leisure and community floor-space on the function of the existing centre.

4.5 The change of use will not result in the loss of retail as the hair salon has ceased trading due to retirement. The clients tried to find local hairdressers to take on the premises, however due to the location it was deemed to be too far out of the central city.

5 Principle of Development

5.1 In terms of planning policy, the site is located within the city centre of Wrexham. The apartment was originally part of a 50no apartment block with planning being granted to change the use to a hair salon. The proposed change of use is to simply revert the apartment back to its original use.

5.2 The proposal will have no detrimental effect of the neighbouring apartment nor on the existing parking arrangements. Kitchen and W/C facilities and already existing within the building therefore therefor will be no increase in phosphates.

5.3 The proposal does not over develop the site, all works are within the existing building footprint which gives adequate space for a one-bedroom apartment.

5.4 Wrexham Council have identified that one of the key factors to sustaining the economic prosperity of the County Borough is ensuing that a continued supply of new homes is provided to meet the needs of an increasing population.

5.5 Proposals for the conversion of buildings in Wrexham City Centre including on the ground floor will be appropriate where they accord with policy R4. This is in line with the aims and objectives of national policy in relation to the vitality and viability of town and city centres and will also support the aims and objectives of the adopted Wrexham Town Centre Masterplan, provided the proposals would not lead to an over concentration of uses that would have a detrimental impact on the vitality and viability of the locality.

5.6 The development is therefore consistent with the Local Development Plan and the principle of the proposed development is regarded acceptable

6 Conclusions

6.1 The application is for the change of use of a hair salon (Class E) to a residential one-bedroom apartment (Class C3) to include the retention of a building managers office and all associated works.

6.2 The change of use will allow the apartment to be reverted to its original use while providing additional affordable accommodation for residents of Wrexham City.

6.3 The change of use will have no negative impact to existing infrastructure or community facilities.

6.4 The proposal will not have an unacceptable effect on the amenity of the occupiers of adjacent properties or adversely impact upon the operation of nearby business premises

6.5 The proposal will not have an adverse effect on local parking provision

6.6 As the proposal is in full compliance with the adopted polices within the Local and National planning polices and given there are no barriers to the proposed development, Wrexham Council are kindly invited to support and approve this application.