TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

PLANNING APPLICATION ON BEHALF OF:

VIOLETTA NIKLAS-PECHA

36 BROOK STREET

WREXHAM

LL13 7LL

Conversion of first and second Floors into apartments and retain shop at ground floor

SUPPORTING PLANNING STATEMENT (incorporating Design & Access Statement)

PLANNING ANGEL
PLANNING AND DEVELOPMENT CONSULTANCY
GUARDIAN TO YOUR PROJECT

Reference: PAL/5005 December 2024

CONTENTS

1 INTRODUCTION 3

1.1 PREAMBLE 3

2 SITE CONTEXT 4

2.1 THE SITE 4

2.1 BUILT FORM OF THE SURROUNDING AREA 5

3 THE PROPOSED DEVELOPMENT 6

4 PLANNING HISTORY 7

4.1 CONTEXT 7

5 PLANNING POLICY 8

5.1 PLANNING POLICY WALES (PPW) 8

5.2 WREXHAM TOWN CENTRE MASTERPLAN (ADOPTED APRIL 2016) 8

5.3 LOCAL DEVELOPMENT PLAN (UDP) ADOPTED DECEMBER 2023 10

6 PLANNING CONSIDERATIONS 15

6.1 INTRODUCTION 15

6.2 USE 15

6.3 LAYOUT, SCALE AND APPEARANCE 15

6.4 AMENITY 16

7 CONCLUSIONS 17

7.1 SUMMARY 17

1 INTRODUCTION

1.1 PREAMBLE

1.1.1 Planning Angel Ltd (PAL) have been commissioned by Violetta Niklas-Pecha to prepare a supporting Planning Statement for the conversion of first and second floors into apartments and retention of shop unit at ground floor at 36 Brook Street, Wrexham, LL13 7LL.

1.1.2 This statement has been produced to explain the rationale of the proposal and to set out the main planning considerations.

1.1.3 This Statement demonstrates how the design and planning objectives respond to the advice contained within the Planning Policy Wales (PPW), and the relevant policies of the adopted Wrexham Local Development Plan 2013 to 2028 (adopted 20th December 2023).

2 SITE CONTEXT

2.1 THE SITE

2.1.1 The application property is a three storey property with A1 Shop at ground floor with residential above, located facing Brook Street.



2.1.2 The property is located within the town centre, on a busy commercial street, many of which have residential flats on the upper floors.



2.1.3 The premises has a rear yard where currently bins are stored in this area and there is access via the back door.

2.1.4 The property has no vehicular access and no on-site parking. There are bus stops nearby directly outside the site on Brook Street, allowing staff or residents the option to walk or use public transport.

2.1 BUILT FORM OF THE SURROUNDING AREA

2.1.1 The site is situated within a street that is interspersed with a variety of business uses, intermixed with residential. The closest immediate neighbouring properties are a mix of ground floor retail with upper floors in residential use.

2.1.2 Future occupants will, as the current occupants already do, have access to shops/supermarkets, public open space (Bellevue Park), employment, public transport and a primary school within walking distance for the property.

3 THE PROPOSED DEVELOPMENT

3.1.1 Summary

3.1.2 The proposed development relates to the conversion of the first and second floors of 36 Brook Street into 3 open market apartments in total and retain a commercial unit at ground floor, inserting a new shopfront. The internal layout has previously been altered over the years to accommodate the business and accommodation uses. The apartments will contain a bedroom, bathroom, together with open plan living room/kitchen facilities.

3.1.3 Access to the first and second floors from the ground floor will be using the existing staircase and entrance from Brook Street. A common hallway will be created to allow access to the rear bike store and yard where the refuse bins are currently stored. The upper floors currently comprises a two bedroom dwelling - a lounge to the front and bathroom and kitchen to the rear, along with the staircase / landing area leading up to the two bedrooms.

3.1.4 It is proposed to create space at ground floor, to the rear of the commercial use, to store bikes and dry refuse bins (commercial and domestic). The domestic waste will be in bins in the yard.

3.1.5 On the first floor two one bedroom apartments will be positioned, with a communal landing separating both.

3.1.6 The second floor will accommodate a one bed apartment.

3.1.7 Given the nature of the site and the town centre location, there is no external amenity space or space capable of being provided, although the site does lie within easy walking distance of public open space, including Bellevue Park. Similarly, there is no on-site parking provided but the site is in a sustainable town centre location with good access to public transport, facilities and jobs.

4 PLANNING HISTORY

4.1 CONTEXT

4.1.1 The site has no recorded planning history.

4.1.2 The permitted Rights for this property remain intact.

5 PLANNING POLICY

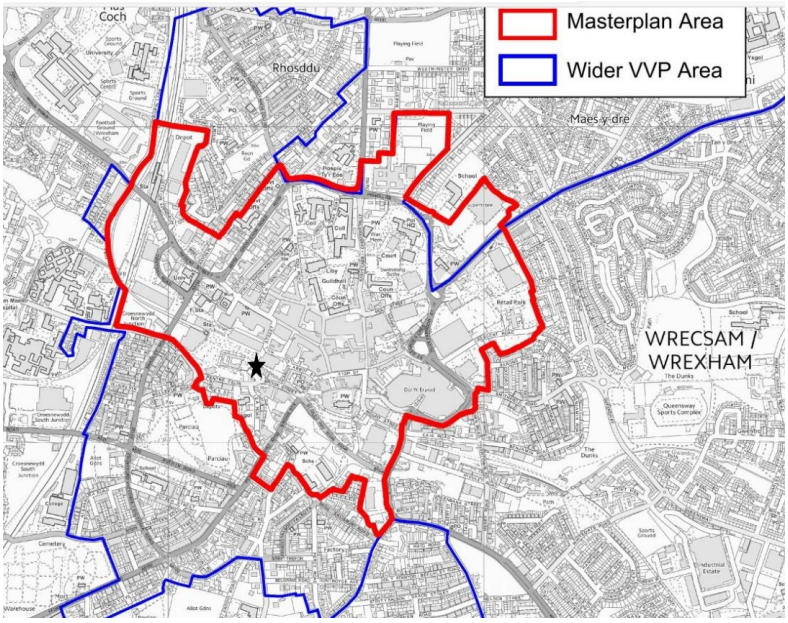
5.1 PLANNING POLICY WALES (PPW)

5.1.1 The Edition 12 February 2024 PPW sets out the Government's planning policies for Wales and how these are expected to be applied and re-iterates that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

5.1.2 It also sets out the Welsh Government's objectives and approach to new housing provision. The principles of sustainable development underpin the policy context within PPW, and the guidance requires proposals to improve the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) and the Well-being of Future Generations (Wales) Act 2015. Place making, sustainability and accessibility are central to the guidance in PPW, as is creating vibrant town centres. Creating new residential units in a town centre location is a key element of this and will help to improve the potential for these elements in Wrexham town centre. Section 2 of PPW does embrace the concept of placemaking to improve the wellbeing of communities. The planning system should create sociable, accessible, secure, and welcoming environments.

5.2 WREXHAM TOWN CENTRE MASTERPLAN (ADOPTED APRIL 2016)

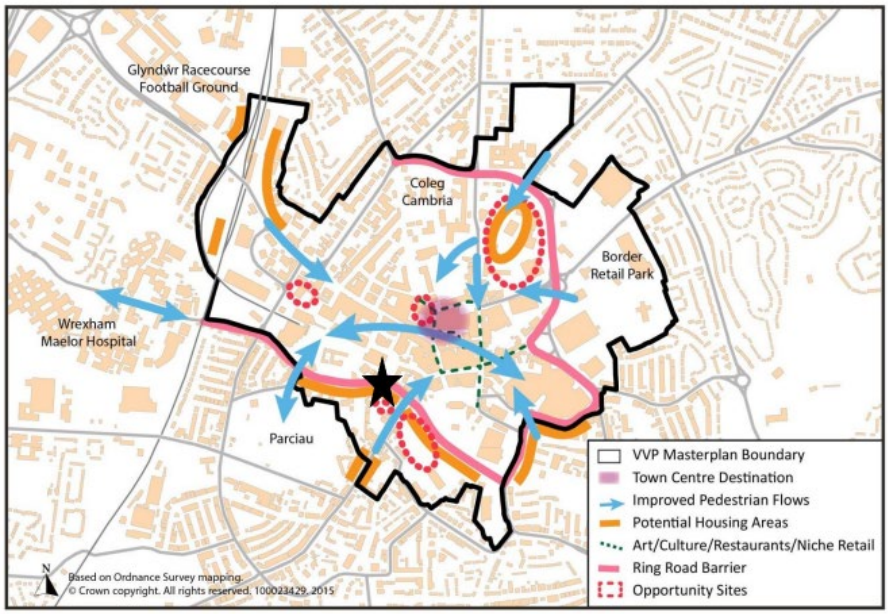
5.2.1 Brook Street falls within the masterplan area.



5.2.2 The findings of the Masterplan informed the adopted LDP providing the evidence base to guide how it shapes development proposals in the land use planning system. The statutory planning framework is set by the development plan (LDP).

5.2.3 The Key Spatial Diagram shows a focus of Potential Housing Areas in the vicinity of Brook Street.

Figure 6; Key Spatial Diagram



5.2.4 The site is not identified as a main retail area, this core area will be where future retail is directed. Recognising that retail opportunities may be limited and not wishing to see vacant properties sterilised by holding them for retailers that may never come, a diversity of uses which support the vitality and vibrancy of the core area would be supported as mixed uses can drive footfall through the town centre.

5.2.5 The masterplan recognises that by increasing the town centre population and edge of centre population this creates a demand for retail, leisure, restaurant uses and other services that link into the objectives for visitor attractions, evening economy and the needs of a growing population while also supporting retail. There are also opportunities to enhance the town's sense of identity through design and place making.

5.2.6 The town centre currently has very few residential properties directly within it, yet town centre living can be an attractive and sustainable option for a wide range of people including young professionals and an ageing population. With a number of vacant and underused buildings in the town centre there are opportunities for alternative uses. A diverse town

centre population can help bring life into the town, create passive surveillance, support exiting businesses, an evening economy and new town centre uses that can help add vibrancy to the town.

5.2.7 The masterplan identified that there are sites where deliverability of housing can be demonstrated, and the Masterplan supports the principle of residential development (subject to details) to encourage longer term supply. e.g. Rivulet Road, Penybryn, Pentre Felin, **Brook Street**, Regent Street and Mount Street areas. (*our emphasis).*

5.3 LOCAL DEVELOPMENT PLAN (UDP) ADOPTED DECEMBER 2023

5.3.1 The following LDP policies are relevant to the determination of this application and are considered to align with the principles, aims and objectives of the PPW and are considered to carry significant weight.

Policy SP1: Housing Provision

Policy SP2: Location of Development

Policy DM1: Development Management Considerations

Policy H6: Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs)

Policy T1: Managing Transport Impacts

5.3.2 Both PPW and the Local Development Plan are considered to offer support in principle for the provision of mixed use development on this site comprising Use Class C3/A1/A2, as proposed in this application.

5.3.3 Strategic polices SP1 & SP2 generally direct development to the defined settlement limits and seeks that development must not materially detrimentally affect countryside, landscape/ townscape character, open space or the quality of the natural environment.

This proposal complies

5.3.4 Policy DM1 All new development should: -

i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

This proposal complies

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;

This proposal complies

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

This proposal complies

iv. Take account of personal and community safety and security in their design and layout;

This proposal complies

v. Prioritise walking, cycling and public transport use ahead of travel by car;

This proposal complies

vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

This proposal complies

vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

This proposal complies

viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;

This proposal complies

ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

This proposal complies

x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

This proposal complies

5.3.5 In respect of Policy DM1 (Development Management Considerations) the following in particular should be noted. There are no building works proposed, and no enlargement or rebuilding is necessary. The fabric of the building on site will not materially change and is therefore considered to accord with the character of the site and will ensure it continues to make a positive contribution to the appearance of the nearby locality. Visually the status quo remains the same.

5.3.6 The nearest neighbouring properties are adjacent to the site, they being apartments and accommodation above commercial. The re-purposing of the floor area of this property into 4 apartments with commercial at ground floor presents no more people on site, as would be expected should a conventional family unit occupy the existing accommodation over the business premises. The 4 proposed one bed apartments will not generate any more traffic generation than a family living above the shop would generate. Given this arrangement and development mix proposed, the proposed reconfiguration of floorspace would have no impact on the residential amenity on any neighbour.

5.3.7 The site is located on a bus route, with the nearest stops on Brook Road.

5.3.8 Policy T1 (Managing Transport Impacts) sets out that the Council's guidance on parking standards is to ensure development does not affect road safety or local amenity. It recognises that, occasionally, full compliance may neither be practicable or appropriate. The Council Local Planning Guidance Note No.16, on Parking Standards, sets out the maximum amount of car parking appropriate to various uses.

5.3.9 In this case the existing use should provide 2 spaces for a 2 bed unit and business use. There is no space provided, which is clearly acceptable due to the sustainable location. The site is within walking distance to frequent public transport and accessible to a range of employment, shopping and leisure facilities.

5.3.10 Alternative modes of travel to the site will be promoted to the future occupants and it should be noted the site has good accessibility to rail and there are also bus stops close by.

5.3.11 The approach proposed to parking will maintain both road safety and local amenity. Therefore, the proposals comply with LDP Policy T1.

5.3.12 Policy H6 requires compliance to the following:

Proposals for the conversion of existing buildings to self-contained flats ~~or Houses in Multiple Occupati~~on will only be supported where:

i. Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality; and

This proposal complies

ii. In order to ensure that the cumulative impact of development would not lead to the over concentration of HMOs in the locality to the detriment of community cohesion or residential amenity:

N/A

a) The proposal does not result in more than 10% of all residential properties within a 50m radius of the boundary of the application site being HMOs; and

N/A

b) There is a gap of at least two class C3 dwellings or other buildings not in use as HMOs between the development and any existing HMOs; and

N/A

iii. The proposal does not have an adverse effect on local parking provision; and

This proposal complies

iv. The proposal will not have an unacceptable effect on the amenity of the occupiers of nearby properties or adversely impact upon the operation of nearby business premises; and

This proposal complies

v. Provision is made for a satisfactory standard of amenity for the occupiers of the development, including the provision of internal secure cycle parking area, a drying area, bin storage and private outdoor amenity space.

This site has limited external space but space will be available for refuse storage, notwithstanding public space and many leisure facilities are within walking distance for occupants to enjoy, including Belle Vue park. Bin storage area will be provided in each flat

and the commercial premises, with recycling bins and general waste bins accessible at ground floor and in the yard. The waste collected utilising the council's domestic refuse collection services and commercial waste removal services. The apartments are provided with laundry appliances and clothes horse for drying; however a located locally Laundrette can provide Self Service or Service Washes.

The current accommodation enjoys the same level of space and amenity, which they complement with the offsite spaces/facilities that a town centre location offers.

6 PLANNING CONSIDERATIONS

6.1 INTRODUCTION

6.1.1 The relevant development plan policies are contained within the PPW, and the relevant policies of the adopted LDP. The main planning considerations raised by this planning application are:

- Use
- Layout, Scale and Appearance
- Amenity

6.2 USE

6.2.1 This planning application seeks planning permission to reconfigure an existing mixed use commercial/residential building, to mixed use Class A1 shops/A2 Financial and Professional Services and C3a residential in the form of apartments.

6.3 LAYOUT, SCALE AND APPEARANCE

6.3.1 The proposal seeks to utilise the existing building and install a new shop front as part of the planning permission.

6.3.2 The site is situated in a town centre location close to many facilities and services, with a commercial shop unit on the ground floor and living accommodation above. Whilst there are 3 one-bedroom apartments proposed, the nature of the existing residential space in the upper floors of the building lends itself to being easily divided. The apartments vary in size to take into account the layout of the building and the fenestration.

6.3.3 It is generally accepted that town centre locations are appropriate locations for apartments due to the nature of the built development and the overall density of development, making the best use of land and resources. The site comprises a three storey building which is easily capable of accommodating the proposed new use.

6.3.4 The main policy considerations are Wrexham Local Development Plan Policy DM1: Development Management Considerations, Policy H6: Conversion of Buildings to Self-Contained Flats or Houses in Multiple Occupation (HMOs), Policy T1: Managing Transport Impacts.

6.3.5 Policy DM1 of the adopted LDP states, inter alia, that planning permission will be granted for development provided there is no adverse impact on residential amenity or the character of the area and subject to other policies of the Plan.

6.3.6 Local Planning Guidance note no.16 states, inter alia, that Planning permission will be granted for development which accord with the parking standards, with allowance for alternative means of transport.

6.3.7 **Streetscene** - Given the nature of the proposal the status quo remains the same and the new shop front brings no adverse impact visually on the streetscene.

6.3.8 **Design** – The existing residential accommodation will not undergo significant alteration, and the ground floor will be internally divided to create a common hallway and storage areas - retaining the character, scale, design, and materials of the original mixed use property.

6.3.9 **Character of the area** – The urban area that the property is located in is truly mixed.

6.4 AMENITY

6.4.1 The application seeks permission for the continued mixed use of the building for A1/A2 use and the provision of residential accommodation in the form of 3 apartments. In terms of uses in this building, the status quo remains unchanged.

6.4.2 Internally the apartments are laid out in a way which makes best use of the space and existing layout and ensures that all apartments are well lit by natural light.

6.4.3 The site comprises the building with little external outside space, with the entrance to the proposed development being the existing doorway onto Brook Street and this provides the required access into the building. No parking is proposed on the site.

7 CONCLUSIONS

7.1 SUMMARY

7.1.1 This Statement has demonstrated that the proposed reconfiguration of this building and new shop front are fully compliant with the Planning Policy Wales and the policies set out in the LDP.

7.1.2 The mixed commercial/residential mixed use will be retained, the development proposal entails the reconfiguration of the internal space to create apartments and commercial floorspace, the mixed use proposed does not adversely impact on the amenity of neighbouring properties.

7.1.3 The PPW identifies that a good standard of amenity should be provided for future and adjoining occupiers of land. Policies within the LDP all highlight that development needs to respect the living conditions of existing neighbouring residential occupiers and future occupiers. The development is considered not to have a significant impact on the privacy or amenity of surrounding neighbours and provides the same standard of amenity enjoyed by occupiers of nearby apartments, thereby according with policies.

7.1.4 The proposed use will provide a high quality residential environment. It will help meet the Borough's need for one bed accommodation of this type, to meet the needs of individuals and couples.

7.1.5 The site lies within the town centre and is connected and accessible to rail services, public transport, education, services and facilities. It will provide an excellent residential environment for the proposed residents, with no impact on existing neighbours. The ongoing use of the ground floor commercial premises is secured by the improvements proposed.

7.1.6 As such the proposed development results in no significant use change of the building and is in overall compliance with policies of the Development Plan. Accordingly, the Council is respectfully requested to grant planning permission.