



Planning & Heritage Statement

1 & 3 Fairy Road, Wrexham, LL13 7PR

Priory Group
March 2024

Document reference: SD/JB/99474

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Date: March 2024

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1.0 Introduction

- 1.1 This combined Planning and Heritage Statement has been prepared by Alder King Planning Consultants on behalf of Priory Group in connection with an application seeking planning permission for the erection of a small, detached outbuilding to the rear of Fairhome care home, 1 – 3 Fairy Road, Wrexham.
- 1.2 This statement describes the site and the proposed development in conjunction with relevant planning policy against which the application should be determined. It also assesses the heritage impacts, as well as other planning considerations against the highlighted policies.
- 1.3 This statement should be read in conjunction with the submitted application drawings.

2.0 Application Site

- 2.1 The application site is Fairhome care home, located at 1 – 3 Fairy Road, Wrexham. Fairhome care home comprises of a two storey building, that was previously two separate dwellings, but which now operates as a single property. Car parking and amenity space can be found to the rear of the building.
- 2.2 The surrounding context of the area is primarily residential in nature comprising a mix of semi-detached residential homes, similar to that of the care home, as well as terraced homes along tree-lined streets.
- 2.3 The location of the site is shown below.

Figure 1: Location Plan



- 2.4 A review of the Local Planning Authority's online planning database has resulted in no planning history that is of relevance to this application.

3.0 Application Proposal

- 3.1 The application seeks planning permission to erect a small, detached outbuilding to the rear of the care home. The outbuilding will be 12 sq.m. in floorspace and will consist of an insulated timber structure with a UPVC flat roof, erected on top of an insulated concrete pad.
- 3.2 The care home provides for those with mental health needs and learning disabilities. The small new outbuilding will serve as an additional office area for staff that cannot be accommodated within the care home.
- 3.3 The small building will sit between the two rear wings of the care home on an area of existing hardstanding.

4.0 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 This section of the Planning and Heritage Statement considers the planning policy context relevant to the proposed development as contained in the development plan and other documents, material to the consideration of the acceptability of the proposal.
- 4.3 The development plan for the site consists of the following documents:
- Wrexham Local Development Plan (2013 – 2028) (December 2023)
 - Future Wales: The National Plan 2040 (February 2021)
- 4.4 Material considerations include:
- Planning Policy Wales (February 2024)
 - Technical Advice Note 12: Design (March 2016)
 - Technical Advice Note 24: The Historic Environment (May 2017)
 - Local Planning Guidance Note No.4 – Conservation Areas (2009)

Wrexham Local Development Plan

- 4.5 Policies of note in the adopted Local Development Plan relevant to assessing proposal include:
- Policy SP2: Growth should be sustainable and take place within the settlement boundary to make the best use of already developed sites.
 - Policy SP15: Development will be supported where it conserves or preserves the cultural and historic assets found in the county Borough and their settings. This includes listed buildings, conservation areas, world heritage sites, historic parks and gardens as well as scheduled monuments.
 - Policy DM1: Proposals should accord with the character and appearance of the site in terms of its siting, layout, scale, height, design, and use of materials. Development should not have an unacceptable effect on the amenity of neighbouring occupiers.

Future Wales: The National Plan 2040

- The national plan sets out the overarching framework for growth and development across Wales. However, owing to the minor scale and localised nature of the proposal, the plan does not include policies that are of relevance.

Material Considerations

Planning Policy Wales

- 4.6 Planning policy states that the planning system must work to create well-designed places. The planning system should enable development that makes the best use of existing infrastructure but can also support new development.
- 4.7 The framework highlights the importance of high-quality design. The design should consider the relationship between the built environment as well as those who will be using the proposed development.
- 4.8 It is noted that it is important that the planning system protects and conserves the significance of heritage assets. Any changes to the historic asset, including conservation areas, should be managed in a sensitive and sustainable manner.

Technical Advice Note 12: Design

- 4.9 This technical advice note focuses on delivering good design. The note highlights that the following are considered to be key elements of good design:
- Ensuring ease of access for all;
 - Sustaining or enhancing the local character;
 - Ensuring attractive spaces that benefit from natural surveillance;
 - Achieving efficient use and protection of natural resources;
 - Promoting sustainable means of travel where appropriate.

Technical Advice Note 24: The Historic Environment

- 4.10 Local Planning Authorities should identify areas of special architectural or historic significance and apply the appropriate designation, such as listed buildings or conservation areas. Conservation areas should have their character and appearance preserved or enhanced by any proposed development.

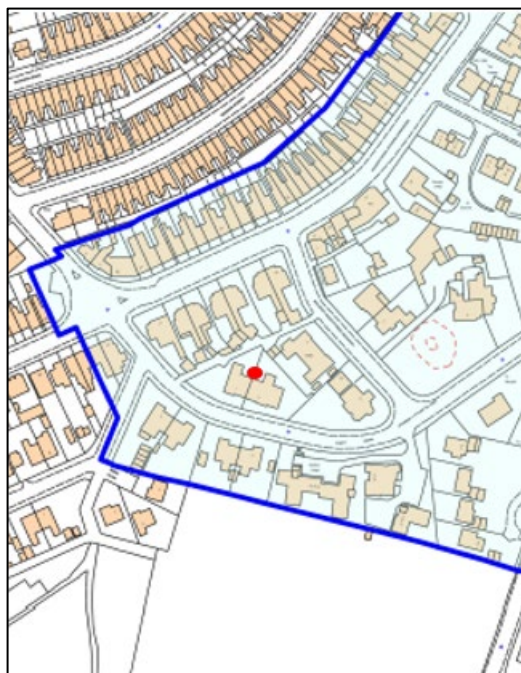
Local Planning Guidance Note No.4 – Conservation Areas

- 4.11 Conservation Areas should be assessed based on their historic street patterns or building styles. As such, proposals should follow the guidance to ensure that development is subservient to the historic features that positively contribute to the significance of the conservation area so that it is either enhanced or otherwise preserved.

5.0 Heritage Statement

- 5.1 The application site is located within the Fairy Road Conservation Area. This section of the statement considers the impact of the proposal on its character and appearance.
- 5.2 The boundary of the Fairy Road Conservation Area in relation to the application site is highlighted in **Figure 2** below, with the location of the proposed new building shown by the red circle and the conservation area shown by the blue outline.

Figure 2: Fairy Road Conservation Area



- 5.3 The conservation area was designated in August 1975 and then later its boundary amended in 1997. The Fairy Road Conservation Area Character Assessment and Management Plan was adopted in 1998.
- 5.4 The conservation area is situated to the south of Wrexham town centre. The area was laid out in the mid-19th century and is a unique residential suburb of Wrexham. The key characteristic identified is buildings that line the streets of the conservation area are characterised by their arts and craft architectural details in tandem with the overall high quality of the buildings, layout, and positioning.
- 5.5 With regard to the identified key characteristic of the conservation area, the application proposal will not result in any alteration to the existing streetscene. No changes to the exterior of the main building are being proposed. Rather, the outbuilding will be a detached structure hidden from views from outside of the site, being very small and located between the existing rear wings.

- 5.6 The proposed structure is very much a small ancillary building, akin to what you would expect to find within a domestic garden. Its design and materials reflect its status as such and are appropriate in the local context.
- 5.7 Overall, the outbuilding will not introduce any change to the street scene or any other change that would harm the conservation area. As such, the character and appearance of the Fairy Road Conservation Area will be preserved, in accordance with Policy SP15 from the Wrexham Local Development Plan 2013-2028, as well as the guidance set out in the Planning Policy Wales, Technical Advice Note 24 and Local Planning Guidance Note No.4 – Conservation Areas.

6.0 Planning Considerations

Principle of Development

- 6.1 The proposed detached outbuilding is very small in scale and will provide additional office space to staff members who are working at the care home. The care home requires a small amount of additional space to accommodate staff in order that facilities for the residents of the care home are not compromised.
- 6.2 Fairhome is an important facility that supports individuals who have a range of mental health needs and behavioural conditions.
- 6.3 The site is long-established as a care home and no change of use or increased resident capacity is being proposed. There is a presumption in favour of supporting development in areas within existing urban settlement boundaries. This proposal will only occupy a small area to the rear of the building, serving an established health care facility. As such, this proposal accords with Policy SP2 from the Wrexham Local Development Plan.

Design and Appearance

- 6.4 The proposed outbuilding is small in size and will not be seen from the front of the site. In any limited private views from the rear, it would only be seen in the backdrop of the care home.
- 6.5 As noted above, the proposed structure is very much a small ancillary building, akin to what you would expect to find within a domestic garden. Its design and materials reflect its status as such and are appropriate in the local context.
- 6.6 Given the small scale nature of the proposed development and its sensitive siting, it accords with Policy DM1 from the Wrexham Local Development Plan, as well as Technical Advice Note 12.

Residential Amenity

- 6.7 As set out earlier in this statement, the proposed outbuilding will provide just a small amount of additional office space for those who already work at the care home.
- 6.8 The care home is a long-established lawful planning use and there will remain the same number of staff members and residents. The additional space to the rear of the building will allow for there to be a private, dedicated office space for staff members.
- 6.9 The small scale, siting, and elevation treatment of the outbuilding will not result in overlooking in to other properties and it will be suitably distanced from any boundary shared with one of the surrounding residences.

6.10 For the above reasons, it will be clear that the amenity of surrounding occupiers will not be adversely affected.

7.0 Conclusions

- 7.1 This Planning and Heritage Statement supports an application seeking planning permission to erect a small, detached outbuilding to the rear of Fairhome care home, 1 – 3 Fairy Road, Wrexham.
- 7.2 The proposed outbuilding is very small in scale and will provide additional office space to staff members who are working at the care home. The care home requires a small amount of additional space to accommodate staff in order that facilities for the residents of the care home are not compromised.
- 7.3 The application submission demonstrates that:
- The character and appearance of the conservation area will be preserved.
 - The principle of development is acceptable.
 - The design and appearance of the building is acceptable.
 - The development will not harm the amenity of surrounding residents.
- 7.4 Overall, the proposal is in full accordance with relevant local and national planning policy and therefore, planning permission should be granted.



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