

Planning Statement

Conversion of St Deiniols Church, Eyton into a dwelling house



St Deiniols Church

[Redacted Signature]

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Conversion of St Deiniols Church, Eyton into a dwelling

1. The Proposal

1.1 St Deiniols Church is no longer used as a place of worship and the applicant wishes to convert it into a dwelling.

1.2 A non residential use will impact adversely on the occupants of the adjoining houses and be inappropriate for the setting.



The church is in good physical condition and will require few alterations so its appearance and character will be preserved

1.3 The building is in very good physical condition and few alterations are necessary to the structure with the exception of two new roof lights in the north and south elevations and the creation of full length windows from two single windows in the north and south elevations.

1.4 It is not a Listed Building and it does not stand in a conservation area.

1.5 Internally the dwelling will have a kitchen, dining area, sitting room, utility, snug and toilet on the ground floor and a new first floor will provide four bedrooms with some ensuite bathrooms and a shower room. Access will be gained via an entrance hall in the existing porch.

1.6 Surface water will go to soakaways and foul waste will go to the main foul sewer in the road.

1.7 The church has a grassed area on the northern side of the curtilage which will be available as garden if the Council considers this beneficial.

1.8 There is a large car park in front of the building which opens onto the passing highway. The wall in front of the church will be brought forward to enclose the car park with a new splayed access created to highway authority specification.

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2. The Application Site

2.1 The church is located alongside the road between Eyton and Penylan some one hundred metres south of Eyton Crossroads. It is an attractive, relatively modern brick built building with a dual pitched tiled roof. It is surrounded by a traditional metal railing fence and has a large car park in front of it, next to the road.



The church stands at the end of a row of modern houses and is enclosed by traditional metal railings

2.2 It stands at the end of a row of four modern dwellings surrounded by agricultural land but there are several dwellings grouped in clusters to the north and to the south. The converted Fox and Hounds Pub is to the north east alongside Eyton School, a touring caravan park and a small estate of former Council Houses.

2.3 The properties are served by a small sewage treatment works.

3. Planning Policy

3.1 The proposal satisfies both national and local planning policy.

3.2 Planning Policy Wales and Technical Advice Note 6 (Planning for Sustainable Rural Communities) both support the conversion of redundant rural buildings into other uses. The need or otherwise for the original use is not considered to be an overriding issues.

3.3 The Policies in the adopted Wrexham Unitary Development Plan (In particular Policy H3 -Conversion of buildings outside settlement limits) are satisfied:-

- The chapel is structurally sound and capable of conversion without rebuilding or extension
- All inherent characteristics of merit are being retained

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- The new dwelling will not be an undesirable intrusion into the landscape
- There will be no access problems
- The conversion will not require the provision of services at public cost
- The chapel is capable of conversion with all the facilities and accommodation expected in a modern dwelling.

3.4 The requirements of Policies GDP1 (General Development Principles), EC4 (Hedgerows, Trees and Woodlands) and H5 (Housing in the Countryside) are completely met. Similarly the advice in Local Planning Guidance Notes 3 (Converting Rural Buildings), 21 (Space around dwellings) and 32 (Biodiversity and development) have been taken into consideration in preparation of the scheme.

3.5 The issues raised by these documents...design, impact on neighbours, residential amenity, highway safety, ecology, pollution, flooding etc are addressed individually in this Statement.

3.6 Policy H9 (Conversion of buildings outside settlement limits to residential use) in the emerging Wrexham Local Development Plan is also satisfied:-

- The chapel is structurally sound and capable of conversion without extensive alteration, rebuilding or extension
- The building is worthy of retention due to its appearance, its historic value, architectural merit and landscape value
- The residential curtilage will not have a harmful effect on the character of the countryside

4. Sustainability

4.1 The proposals are environmentally, socially and economically sustainable.

4.2 Eyton is conveniently located for travel to Wrexham, Johnstown, Bangor on Dee and Overton where there are numerous, shops, schools, links to the national road and rail network, places of employment, medical services and places of worship and entertainment.

4.3 Eyton Junior School is less than half a mile away from the church and is easily reached on foot.

4.4 The new dwelling will be heavily insulated to minimise heat loss and low usage water and electricity fittings will be fitted. Roof lights will be installed to make best use of natural daylight and to reduce the use of electricity.

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4.5 All materials will be acquired locally from sustainably managed sources and local labour will be employed to carry out the work if this is practically possible.

4.6 No pollution will be created and no flooding will arise either within the site or further afield. No habitat will be destroyed.

4.7 The aim is to exceed level three in the former Code for Sustainable Homes.

5. Design

5.1 The church is in good physical condition and the conversion can be undertaken without the need for demolition, major alterations, repairs or extensions.

5.2 Externally the only noticeable alterations will be the creation of the two full height windows and the installation of two roof lights in the north and south elevations.

5.3 The work will be carried out using materials to match the existing and in this way the appearance and character of the church will be safely retained.

5.4 Internally the existing floor plan will be respected and the most significant alteration will be the creation of a walled snug and a stairway to access a new first floor in the western end of the knave.

5.5 The first floor will require the construction of new studred walls to create the bedrooms and ensuite bathrooms but these will have no major impact on the integrity or character of the building.

6. Access and Parking

6.1 Vehicle parking for a minimum of four cars will be available on the existing car park provided for worshippers between the chancel and the road.

There is ample room for vehicles to manoeuvre and exit in a forward gear.

The front boundary wall will be brought forward to enclose the car park and a new splayed access will be created to the highway authority's specification.

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There is a large car park in front of the church which will be retained and used by the occupants of the house. Visibility at this point is very good in both directions

6.2 Visibility along the road is good in both directions and highway safety will not be adversely affected by the residential use.

7. Drainage

7.1 Surface water will continue to drain to soakaways. The soakaways are working properly and will continue to do so. If it is possible the plan is to harvest the roof water for use in the garden or recycle it for use in the house.

7.2 Foul waste will drain to the public foul sewer which is located in the road passing the site.

8. Residential Amenity

8.1 The new dwelling will offer very high levels of residential amenity and the domestic use (unlike a commercial use) will ensure that the amenity of the adjoining residents is not adversely affected.

8.2 The curtilage of the church is similar in area to that of the neighbouring houses but there is additional land to the north which can be used as garden if this is considered beneficial, without impact on the neighbours or the landscape.

9. Ecology

9.1 A protected species survey has been carried out by a licensed ecologist and his report is submitted in support of the planning application.

9.2 During the survey a variety of bats were seen foraging in the area and two species of bat were identified as roosting in the church. Due to the minimal amount of work to be done to the building the report concludes that the proposals will not have a significant impact on the bats although a derogation

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licence will be needed from Natural Resources Wales and safeguards will have to be put in place to ensure that no bats are hurt and that their habitat is protected. This will be done.

10. Community Safety

10.1 The proposed residential use will have no adverse impact on community safety.

10.2 On the contrary the additional domestic activity will benefit the neighbourhood because the building will be permanently occupied and the chances of vandalism and burglary will be significantly reduced.

11. Summary

11.1 In summary:-

- The application is in full for the conversion of a disused church into a dwelling.
- The proposals satisfy both national and local planning policy.
- The project is environmentally, economically and socially sustainable.
- The appearance and character of the building will be retained and respected. No major repairs, alterations or extensions are required.
- The dwelling will offer high levels of residential amenity and the amenity of the neighbouring properties will not be adversely affected by the work or the residential use.
- A business or commercial use would adversely impact on the neighbours.
- There is a large car park in front of the church and ample room for vehicles to manoeuvre and leave safely.
- Surface water will continue to drain to soakaways and foul waste will be directed to the main foul sewer. No pollution will be caused.
- No habitat will be destroyed and no flooding will arise either within the site or further afield.
- Bats were found to be roosting in the building and steps will be taken to ensure their welfare. A derogation licence will be sought from Natural Resources Wales in accordance with the ecologist's recommendations.
- The new dwelling and its curtilage will not be intrusive in the landscape.
- The new residential use will benefit the community as it will prevent burglary and vandalism.