

TOWN AND COUNTRY
PLANNING ACT 1990

PLANNING AND COMPULSORY
PURCHASE ACT 2004

PLANNING ACT 2008

**PLANNING APPLICATION ON
BEHALF OF:**

SAFE HANDS HOMES LTD

**RHOS Y FEDWEN
POPLAR ROAD
PENYCAE
WREXHAM
LL14 2PT**

**Change of Use from
Class C3 (dwellinghouse)
to Class C2 (residential
institution)**

**SUPPORTING PLANNING
STATEMENT**



**Holmcroft
Townfield Lane
Tarvin
Cheshire
CH3 8EG**

Reference: PAL/3016 March 2022

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1 INTRODUCTION

1.1 PREAMBLE

- 1.1.1 Planning Angel Ltd (PAL) have been commissioned by Francis Johnson of Safe Hands Homes Ltd to prepare a supporting Planning Statement for the change of use from Class C3 (dwellinghouse) to Class C2 (residential institution) at Rhos Y Fedwen, Poplar Road, Penycae, Wrexham, LL14 2PT.
- 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 There are no external alterations proposed to the property. It is intended to be used subject to approval as a registered children's home, to provide a home for up to three children. There will be 1 member of staff per child 24 hours per day, when fully occupied 6 people will be on site.
- 1.1.4 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 Unitary Development Plan (UDP) 1996 - 2011 & Emerging Wrexham Local Development Plan 2 (LDP2) 2013 to 2028.

2 SITE CONTEXT

2.1 THE SITE

- 2.1.1 The application property is a large, detached bungalow, modern single-storey dwelling set on a slope with basement and covered storage, located via a driveway off on Poplar Road in Penrycae.



- 2.1.2 The property is surrounded by extensive lawned and maturely planted garden.



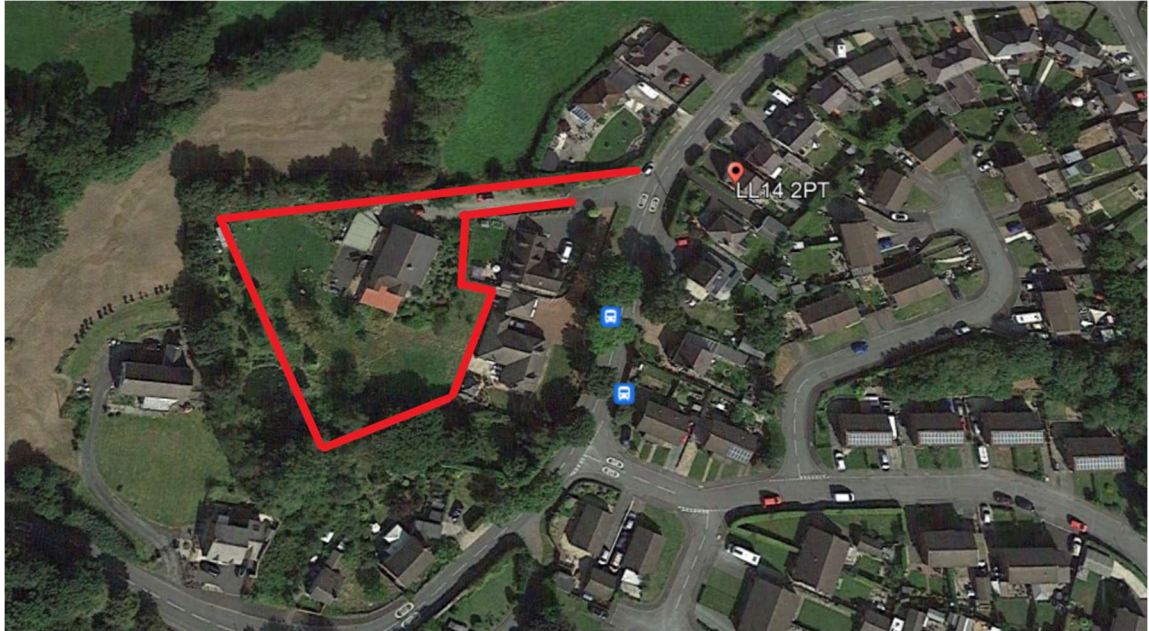
- 2.1.3 The existing rear lawn garden is open. A combination of timber fence panelling and post and wire encloses the garden on all sides. The property is a traditional family residential property with safe vehicular access and ample on site parking. There is a bus stop (Pont-yr-afon) directly outside the site on Poplar Road allowing staff the option to walk, cycle, drive or use public transport to and from Wrexham bus station using the Arriva 4C service.



Source Google Earth

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 house types, sizes, finishes, and styles. The closest immediate neighbouring properties are a mix of dormer bungalows and bungalows, in residential use.



- 2.1.2 The land beyond to the north and west are outside the settlement boundary and open countryside.

3 PLANNING HISTORY & POLICY

3.1 CONTEXT

3.1.1 The site's planning history is listed below:

Ref Number	Description	Decision
PEN P/2008/1332	Garage Extension and Minor Alterations to Dwelling	Application permitted January 2009
PEN P/2006/0393	Utility, study, cloakroom and bedroom extension	Application permitted August 2009

3.1.2 The permitted Rights for this dwelling remain intact.

3.2 PLANNING POLICY WALES (PPW)

3.2.1 The Edition 11 February 2021 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.

3.2.2 No specific reference to care home use could be found in Planning Policy Wales, other than at paragraph 6.7.19 which seeks location areas for care homes, away from sources of pollution, recognising the wellbeing of people. 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.

3.3 UNITARY DEVELOPMENT PLAN (UDP)

3.3.1 The following UDP 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 GDP1 – Development Principles

Policy T8 – Parking

3.3.2 A replacement plan has been in preparation for some years and a draft version is currently at examination. A number of matters remain to be addressed and it is not yet clear whether the replacement plan will be able to proceed to adoption. Therefore, only very limited weight can be given to its draft policies. This weight is so limited, no direct reference is made below to its draft policies.

3.3.3 No reference to specialist housing provision of the type proposed could be found in any of the policies in the Unitary Development Plan. Policy H11, on residential and nursing homes, is not considered to be relevant because the proposed use does not conform to either of those two models of provision. Nonetheless, paragraph 2.1 of the Plan says the Plan reflects the Council's corporate vision for the Borough based on, amongst many other things, providing care for the more vulnerable in society.

3.3.4 Notwithstanding the absence of explicit planning policy support, both PPW and the Unitary Development Plan are considered to offer support in principle for the provision of Class C2 residential institutions of the type proposed in this application.

3.3.5 Policy GDP1 All new development should: -

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- a) Ensure that built development in its scale, design, and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
 - b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
 - c) Make the best use of design techniques, siting, and orientation in order to conserve energy and water resources.
 - d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
 - e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.
 - f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
 - g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
 - h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
 - i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides, or contamination, either on or off the site.
 - j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
 - k) Secure the development of sustainable communities, through the promotion of the economic, social, and environmental well-being of the area.

3.3.6 In respect of Policy GDP1 (development objectives) the following in particular should be noted. There are no building works proposed and no enlargement or rebuilding is necessary. The fabric of the dwelling 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.

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- 3.3.7 The nearest neighbouring properties are adjacent to the dwelling and sited at a lower level. The use of the dwelling as a care home for up to 3 children together with their onsite carers presents no more people on site, as would be expected should a conventional family unit occupy the dwelling. The staffing arrangements will not generate any more traffic generation than a family with teenagers would generate. Given this arrangement and the separation distance, the proposed use would have no impact on the residential amenity on any neighbour.
- 3.3.8 The site sits within a 20mph zone on Poplar Road. It has an existing point of vehicular access. No alterations are proposed to the means of access. The site is located on a bus route, with the nearest stops on Poplar Road.
- 3.3.9 Policy T8 (parking) 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.
- 3.3.10 For the current use the maximum number of car parking spaces would be calculated as follows: 3 spaces per 3 or 4 bed unit – there is 1 no 4-bed dwelling.
- 3.3.11 For the proposed C2 use the maximum number of car parking spaces would be calculated as follows: 1 space per 2 bed spaces – there would be up to 3 bed spaces – therefore the existing spaces will more than satisfy this requirement.
- 3.3.12 Alternative modes of travel to the site will be promoted and it should be noted the site has good accessibility to a large resident population, from which it is hoped the majority of the work force can be recruited. For some staff it will be realistic to walk to the site. There are also bus stops close by and provision will be made on site for secure cycle parking.
- 3.3.13 The scheme will provide cycle parking at a minimum rate of 1 per 10 bedspaces plus 1 per 10 employees. There will be ample cycle spaces in the covered side lean-to. The approach proposed to parking will maintain both road safety and local amenity. Therefore, the proposals comply with UDP Policy T8.

4 PLANNING CONSIDERATIONS

4.1 INTRODUCTION

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

- Use
- Layout, Scale and Appearance
- Amenity

4.2 USE

4.2.1 This planning application seeks planning permission for the change in use of the land and building.

4.2.2 The current use of the site is for Class C3 (dwellinghouse) purposes. The application seeks permission to use the site for Class C2 purposes, namely, use for the provision of residential accommodation and care to up to 3 children in need of care.

4.2.3 Please note, the proposal is not to create a residential or nursing home.

4.3 LAYOUT, SCALE AND APPEARANCE

4.3.1 The proposal seeks to utilise the existing building with no material alterations that will require planning permission.

4.3.2 The main policy considerations are Wrexham Unitary Development Plan Policy GDP1, and T8 & Local Planning Guidance note no.16 – Parking.

4.3.3 Policy GDP1 of the adopted UDP 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.

4.3.4 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.

4.3.5 **Streetscene** - Given the nature of the proposal the status quo remains the same and there will be no adverse impact visually on the streetscene.

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- 4.3.6 The landscaping improvements that the applicant plans under permitted development will tidy the appearance of the site.
- 4.3.7 **Design** – The existing residential dwelling will not undergo significant alteration - retaining the character, scale, design, and materials of the original dwelling.
- 4.3.8 **Character of the area** – The urban area that the dwelling is located in is truly mixed.
- 4.4 AMENITY
- 4.4.1 **Neighbour amenity** - The application seeks permission for the use of the dwelling for C2 use, a residential institution for the provision of residential accommodation and care to up to 3 children in need of care. It is considered that the use complies with the Council's guidelines regarding garden size, separation distances, residential amenity, and impact on streetscape.

5 CONCLUSIONS

5.1 SUMMARY

- 5.1.1 This Statement has demonstrated that the proposed Change of Use is fully compliant with the Planning Policy Wales and the policies set out in the UDP and the Local Planning Guidance note no.20.
- 5.1.2 The overall size, scale, siting, and distance are such that the C2 Use does not adversely impact on the amenity of neighbouring properties.
- 5.1.3 The PPW identifies that a good standard of amenity should be provided for future and adjoining occupiers of land. Policies within the UDP 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, thereby according with policies.
- 5.1.4 The proposed use will provide a high quality and supportive residential environment for people in need of care. It will offer independence and privacy at the same time as care and support. It will help meet the Borough's need for specialist accommodation of this type, to meet the needs of this particular segment of the area's overall demand for housing.
- 5.1.5 The site lies within the settlement boundaries and is connected and accessible to schools, services and facilities. It will provide an excellent residential environment for the proposed residents, with no impact on existing neighbours. Adequate means of access are existing, and parking will be provided consistent with the operational needs of the use and the Council policy on parking.
- 5.1.6 As such the proposed Change of Use from C3 to C2 use is in overall compliance with policies of the Unitary Development Plan. Accordingly, the Council is respectfully requested to grant planning permission.