

4A STATION AVENUE, CHIRK, WREXHAM LL14 5LS

Phone: 01691 – 777025

Fax : 01691 - 777025

**FORMER ESTATE OFFICE and STABLES,
Trevor Row, Trevor Road, Chirk, Wrexham, LL14 5HE**

27/03/2023

CHANGE OF USE from disused Offices and Stables into a single DWELLINGHOUSE PLANNING STATEMENT

The property is a corner section of Trevor Row, which was originally a row of workers cottages for the Brynkinalt Estate, built in the mid 1800's. It lies within the Chirk Conservation Area but is not a Listed Building.

The remainder of Trevor Row is now 5no. homes, which have had alterations and additions to their façades, including installing modern casement windows.

During the mid-late 1900's a modern semi-detached pair of houses Nos.7&8 were built in the frontage grounds of the Row in front of the part of the building subject of this application.

Therefore it is mostly concealed from Trevor Road.

The property is in three parts:-

- a) the disused Stables, with associated workshop and stores
- b) the disused Estate Office rooms with toilet
- c) the detached garage store building – which will be retained

The last year of use of the Stables is not known.

The office part was last used in the 1980's under Lease to the Brynkinalt Estate as their Estate Office (which is now situated at their Home Farm.)

The premises are not suitable for any commercial use, but are highly suitable for residential use within the existing residential area, being attached to Trevor Row and adjacent to Trevor House.

The property shell is requiring renovation, with storm damage affecting the roof slating on the hip end above the stable hayloft, and the Change of Use will facilitate funding for this.

The proposal is to renovate the structure and convert to residential use to create a small 2/3bedroom home, with a ground floor accessible bedroom and shower room

Access is direct from adopted public highway Trevor Road via existing gated access and driveway. The gates will be set back to improve the access and egress arrangements.

Parking and turning is provided within the grounds of the property so that egress is forwards.

Trevor House gable has a small secondary window which is offset from the Stable door; and a small high level attic window – the proposed Bedroom 1 rooflight will be obscure glazing for privacy.

North and East elevations of the stables face onto adjoining gardens of Nos.7 & 1 Trevor Row respectively. Replacement/new windows in the existing openings to will have obscure glazing to provide privacy, but there are no facing windows.

A large garden area is available for the property providing well in excess of the private amenity space required in LPG21.

There is no flooding risk on the NRW Flood Risk and Development Advice Maps.

Protected Species Survey has revealed presence of bats. Mitigation measures will be a new bat 'stable' attached to the garage store building and 2no. woodcrete bat boxes – see PSS Report.

Principal - M. C. Andrew

WCBC Planning Policy

Change of Use - Commercial to Residential

The current **Wrexham Adopted UDP 1996-2011** is now out of date, but with reference to Policy **E7 Commercial Offices** there is no reference to loss of offices, but that new offices should be situated within defined district shopping centres. The property is outside that area of Chirk.

We would therefore refer to the

Deposit Draft LDP 2013-2028, which is well advanced under 'Examination' towards Adoption.

Policy EM3 – Alternative Use of Employment Land and Premises

Development of business, industrial and warehousing land and premises for other uses will only be permitted if:

- i. the land or premises are no longer well located for business...use*
- ii. There is no realistic prospect of employment use on the site and/or the property is physically unsuitable for employment use, even after adaptation/refurbishment or redevelopment*

The premises have not been used for the office use since the 1980's.

They are attached to and adjacent to residential buildings in a predominately residential area.

The size and layout of the office part is not suitable for current business needs

Therefore the proposal for Change of Use **complies with Emerging Policy EM3**

Housing

The site is located within the identified Settlement Boundary for Chirk in both

a) the current Adopted UDP 1996 – 2011

and

b) the draft LDP 2013-2028 - Chirk Tier2 Service Centre

The current **Wrexham Adopted UDP 1996-2011** is now out of date, but with reference to Policy H2 'Windfall' housing development is allowed on sites within settlement boundaries

As the UDP is out of date, the Council is considered to have a zero land supply, and in 2017 calculations showed a lack of a 5year Housing Land Availability.

The first draft LDP 2013-2028 (Plan 1) was withdrawn after initial examination by Inspector, with one concern being the need to identify additional housing provision.

Deposit Draft LDP 2013-2028, which is well advanced under 'Examination' towards Adoption includes Policies SP1 and SP3, which, with reference to paras 5.16, 5.27, and 6.51 allow and anticipates gains from 'Windfall' housing development on sites within settlement boundaries.

Therefore the proposal for a single dwelling with the residential setting of Trevor Road within the Settlement boundary of Chirk complies with both Adopted and Emerging Policies.

Conservation Area

The proposals will encompass sympathetic renovation & alterations to the property safeguarding it as part of Trevor Row within the Conservation Area on Trevor Road.

CONCLUSION

The Change of Use application for a single Dwelling complies with Adopted Policy and Emerging Policies, and therefore Consent can be granted.