
Planning Statement

Full planning
application for the
conversion of an
existing shop into a
residential
property:

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Prepared for:
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1. Introduction

This supporting statement considers the planning issues relating to the application proposal for the conversion of existing shop into a residential property and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

This planning statement considers the issues surrounding the development and includes the information necessary to form the Design and Access Statement required by section 42 of the Planning and Compulsory Purchase Act 2004.

The client has relocated their saddlery shop and wishes to change the use of the commercial shop. The Client is looking to remain to live in the area in which her and her family have lived for many years. The conversion into a 2 bedroom residential property would supply the Client ample room due to living on her own, meaning the building will not fall into disrepair and has a secondary use.

2. Use

Use class Commercial (B1c) proposed to Residential (C3).

3. Description of the Site and Surroundings

The application site is located within the community cluster of Glyn Ceiriog, falling within the Ceiriog valley community council, part of Wrexham County Council.



The proposed site area is generally restricted to the building footprint, roughly rectangular in shape and amounts to 57.07m² internal floor area and 126.59m² including all space surround the property.

4. Access, including movement to and from site

Access is directly off the roundabout in the centre of Glyn Ceiriog, with the front of the property fronting the B4500 and the rear, Stryt Uchaf, high street a council road. The application site has good road frontage and this accords well with the existing pattern of development in Glyn Ceiriog.

The property has no existing parking. Parking will remain to the front of the site, on the road.

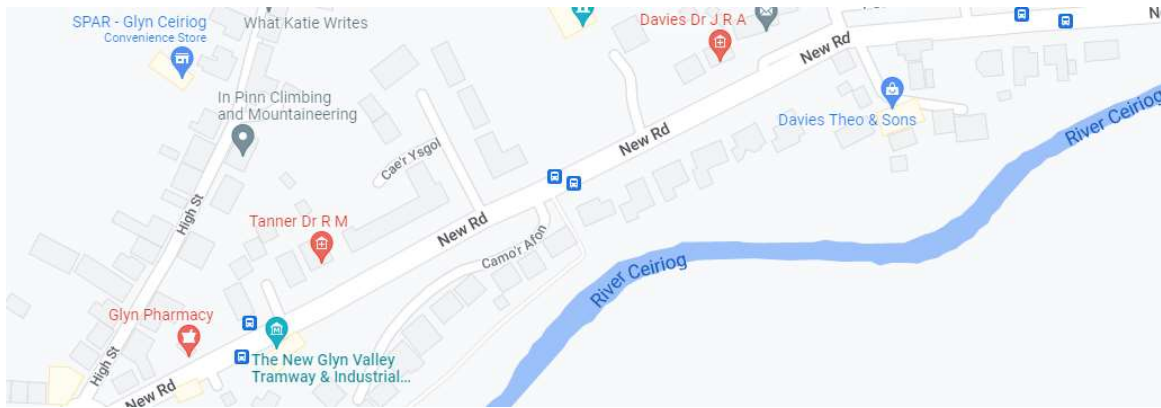
The traffic movements to and from the site is thought to decrease due to the level of people who would have been using the existing shop, as opposed to the number of residents at the 2-bedroom property.

Existing pedestrian access to the building is located to the front of the property. This shall remain the same, as well as having an entrance to the rear of the property.

Within Glyn Ceiriog there are plenty of local conveniences such as; shops, pubs, post office, a pharmacy, community centre and the local Primary School, therefore no loss or affect to the village of Glyn Ceiriog.

The site is approximately a 5-mile drive from Llangollen's town centre, which boasts plenty of conveniences, unavailable in Glyn Ceiriog. The site is also 6.5 miles from Chirk; 9.3 miles from Oswestry; 16 miles from Wrexham and 28 miles from Chester, which offer great employment opportunities, using the A5 as the main trunk road from London to Holyhead.

Regular bus routes run from Glyn Ceiriog via Llangollen to Wrexham. Wrexham and Oswestry have good bus routes terminating at the respective bus stations, located in the town centres, with opportunity for further connections. Residents can live in Glyn Ceiriog and still commute to other locations without the aid of a car.



From Wrexham there is good rail links from the town centre, with the rail network being vast with direct trains to Cardiff from Wrexham. Rails links from Whittington, a settlement outside of Oswestry offer transport to Shrewsbury and Birmingham, as well as Wrexham having links to Chester, Liverpool, Manchester, Crewe and Newcastle.

5. Planning Policy Context

5.1 National Planning Policy

The Planning Policy Wales (PPW) was published in February 2021 and replaces most former planning policy statements and guidance notes as a key part of Government reforms to make the planning system less complex and more accessible. Paragraph 1.3 of the PPW provides that the PPW “promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities”.

At the heart of the PPW is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 2.4). For decision taking this means:

- Approving development proposals that accord with the relevant local development plan without delay; and
- Where a local development plan is absent, silent, or relevant policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of a scheme when assessed against the PPW as a whole.

The PPW defines “Sustainable Development” as “the process in improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals”.

Paragraph 3.38 states that “in line with sustainable development rural 7 of the NPPF states that “development should contribute to protecting and enhancing the natural, built and historic environment and, as part areas must be conserved and where possible enhance for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value. of this, helping to improve biodiversity,

use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.”

Paragraph 4.1.6 of the PPW details considerations for Local Planning Authorities to set out within their development plan an integrated planning and transport strategy, to include:

- Integrating and co-ordinating sustainable transport and use planning;
- Facilitate and promote accessibility for all;
- Reduce the need to travel;
- Reduce dependency on private vehicles;
- Prioritise and support walking, cycling, and use of public transport;

5.2 Local Planning Policy

As previously stated, Paragraph 4.1.6 of the PPW provides that the PPW “must be taken into account in the preparation of local and neighbourhood plans”. Wrexham County Council’s Local Development Framework (UDP) is made up of a number of Local Development Documents (LDDs), including planning supporting guidance notes as well as strategic policies, written in 1996 adopted on 14th February 2005.

Wrexham Unitary Development Plan 1996-2011- adopted 14th February 2005

Wrexham’s UDP provides the strategic policy context within which planning applications should be considered and determined. Those policies identified as relevant to this development proposal are as follows:

Policy GDP1: All new development should: -

- 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 to the nearby location.
- b) Take account of personal and community safety and security in the design and layout of the 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 the built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes whenever possible.

As stated in paragraph 4.3 the unique character of part of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for examples, the Ceiriog valley. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape.

Strategic Policies- The broad location of development

Policy PS1: New development for housing, employment and community services will be directed to within defined settlement limits/employment areas.

Policy PS2: Development must not materially detrimentally affect countryside, landscape/ townscape character, open space, or the quality of the natural environment.

Policy PS3: Development should use previously developed brownfield land comprising vacant, derelict, or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of graders 1, 2 or 3a quality.

Policy PS4: Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

5.3 Assessment

5.3.1 Adherence to the National Planning Policy Framework

The starting point for consideration of the proposals should first be the context of the guiding principles of the Planning Policy Wales (PPW). Guidance as to what constitutes ‘sustainable development’ is provided at paragraph 3.38 of the PPW.” Taking into account protecting and enhancing the natural, built and historic environment and, as part areas must be conserved and where possible enhance for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value. of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. These roles should not be undertaken in isolation but instead are mutually dependent and should be balanced against one another in determining the sustainability of any given location.

The proposal is for the conversion of a shop to a dwelling. The conversion proposed will therefore make a contribution to the local and national housing supply. The scheme will also contribute to the local economy through increased custom for local businesses and will create additional jobs during the construction phase of the scheme.

As detailed, the development proposal will make an contribution to the local and national housing supply. In addition, and significantly, it will provide additional variety and choice in the area’s housing stock. It will also mean, the building isn’t left empty and fall to disrepair.

The proposed development will benefit from a sensitive and innovative design that will conserve the character and appearance of the rural area within which it is located.

The existing built development that surrounds the application site ensure that the proposal relates well to the existing pattern of development.

For the reasons outlined above it is our considered opinion that the proposed conversion may be considered to be in accordance with the relevant policies contained within the PPW and will make a number of positive contributions to the local economy and community.

6. Community Safety

According to information available to the general public there is 15 crimes reported in the vicinity for the month of March 2022. The crimes reported vary from anti-social behaviour to violence. The information has been obtained the Police website (www.police.co.uk).

The conversion of the shop into residential property would suggest no reason for the level of crime figures to rise.

7. Character

From the shops nature being, white rendered and slate, having installed skylights as well as a large existing glass entrance this creates character for the building.

Glyn Ceiriog is a traditional village within the county of Wrexham, located in the Glyn Valley, with the River Ceiriog running through the bottom of the valley. Although traditionally being a slate mining village, employment within slate mining today has diminished in the village, with only a few manufacturing business left and remain functional in Glyn Ceiriog. Further to being a slate mining village in the 20th Century, lead to the Glyn Valley tramway being installed, a narrow gauge railway, connecting Glyn is now a dormitory village supporting people who work in Oswestry, Wrexham and Chester.

The existing elevation of the building is to remain the same, with no addition to entrances and one addition of a window.

8. The Planning Application as proposed.

The application is for a full planning application for the conversion of a commercial saddlery shop, with a 1-bedroom flat (Class B1c) to a 2-bedroom residential accommodation (Class C3).

9. Assessment of the Current Scheme for Full Planning approval

This section seeks to explain and justify the design and access principle and concepts on which the development proposed is based and how these are reflected in the individual aspects of the scheme

9.1 The Principle of the Development

The town and County Planning Act 1990 s.70, as amended by the Localism Act 2011 s.143 says that the local authority must have regard to:

- The provisions of the development plan, so far as material to the application.
- Any local finance considerations, so far as material to the application, and
- Any other material consideration

9.2 Policy Consideration

The proposal must be considered from a number of policies as before described and rather than go through each individual point it is proposed to take an overview and break the scheme down into sections.

10. Conclusion

It is the view of the applicants and ourselves that the application site can provide an excellent opportunity to create a well-designed two-bedroom dwelling.

It shall sit centrally within this grouping of residential properties, which is considered to fall within Glyn Ceiriog itself. The property is surrounded by residential neighbours on all sides. The settlement of Glyn Ceiriog can be described as suitable and sustainable for residential settlement. The location of the site relates well to existing properties near-by and conforms well to the planning policy in Wrexham, contributing to the housing supply.

Within both Planning Policy Wales as well as Wrexham's Unitary Development plan, sustainability is key measure in which councils are looking to maintain in development of housing to cater to the need of houses. PS3 policy in UDP particularly focusing on previously developed brownfield sites, which have become vacant, derelict or underused land is a priority of them to use, which this conversion abides by.

Given the site's location proximity to a group of existing residential properties it is to form part of the settlement of Glyn Ceiriog, and hence an open-market dwelling is acceptable. The plans show how the site could accommodate a dwelling in keeping with the neighbouring properties and not unduly prominent in the landscape, and there are no significant or insurmountable concerns regarding residential amenity, vehicular access, ecology or drainage. The continued character is to be retained and maintained of the shop to continue with the traditional mining village character, following Policy PS2.

The site will offer the opportunity for less cars travelling through the centre of Glyn Ceiriog, as being a 2-bedroom dwelling, from previously being a shop, having a high number of footfall daily. This falling within the existing Policy PS4, integrating with the

existing transport infrastructure. Although Glyn Ceiriog would be losing a shop, the change of use would not affect the village as many other local conveniences are available, which offer plenty of employment opportunities, abiding by Policy PS1.

Overall, therefore, the application accords with the principal determining criteria of the relevant development plan policies and we ask the application is looked at favourably.