

Planning Department Observation Sheet

Bryn Eglwys, Castle Road, Chirk

8 week expiry date:

Application No. P/2001/0474

THE SITE

The site is located on the north side of Castle Road, and forms part of the curtilage of the listed building known as Bryn Eglwys. Attached to the building is an outbuilding, and there is a wall (with gate leading to access road leading to that links between the building and the main house.

PROPOSAL

To convert barn into new dwelling.

Application delayed – pending the receipt of an application for listed building consent, and amendments to the original scheme.

Original scheme indicated that the proposed dwelling was going to be detached from the curtilage of the listed building, to have access from Church Road.

The amended scheme indicates that the building will remain within the curtilage of the listed building, with access from Castle Road.

[Discussions held before the amended details were submitted indicated that the dwelling could remain linked to the listed building – as a ‘granny flat’]

HISTORY

None

DEVELOPMENT PLAN

Within the development area of Chirk, and within a conservation area. Bryn Eglwys is Grade II listed building and this is owned by the applicant. The building subject of this application is deemed to be listed by virtue that it forms a curtilage building, and is not a modern building.

CONSULTATIONS

Community Council:	Would be concerned if access is via Church Street.
Local Member:	Consulted 17.5.02 (and more recently with the listed building application)
Public Protection:	No objections
Highways:	The adequacy of the existing access onto Church Street is raised as a concern as there is limited visibility and width to allow additional traffic. The use of Castle Road access is acceptable as this should have adequate visibility (2m x 70m). Although this road is heavily used for on-street parking, the speed of vehicles using the road will be

relatively low. It is recommended that the splays of 2m x 70m are protected, provide pedestrian visibility and a turning area. There should no vehicular access onto Church Street.

Press Notice: Expired 29.6.01
Site Notice: Expired 15.6.01
Adjoining occupiers: Notified 24.5.01

SPECIAL CONSIDERATIONS/ ISSUES

Policy: Since the site is within the development limits of Chirk, there are no objections to the appropriate re-use of the building, providing the following policies can be satisfied:

- A) General development constraints of policy A1 of Local Plan – in terms of access and parking, and general amenity for the occupants. Policy H6 is also applicable.
- B) Conservation Policies C1, C3 and C4 of Local Plan.
- C) Policies G1, G5, G7 and G8 of the Structure Plan, in relation to the listed status of the building.

Details: It is considered that nearby neighbours will be unaffected by the details of the conversion proposal, and if anything the nearest neighbour will have improved amenity - an existing trellis structure at this side will be removed. At present this structure is directly in front of the Bryneglwys cottage (the cottage is within the control of the applicant). It is noted however that it is proposed to form a bed window near to the cottage. But this is not directly in front of their first floor window, and an existing high wall between the two buildings will form a useful privacy screen. In view that this is attached to both listed buildings, this is also deemed to be listed, and therefore this screen cannot be demolished without formal consent. Therefore no need for a condition to ensure that this wall is retained.

In respect of the other elevations, no windows will overlook the neighbouring property. There will be just two small slit windows facing the private road leading to Church Street. Windows in the north elevation (small skylights and small lights within a door detail) will overlook a small open area - which is unused presently. (A previous application had tried to get this area altered as a car park for a doctors' surgery, but this was refused permission on grounds of traffic generation and access concerns onto Church Street). The main windows for the new dwelling will face towards the existing yard at Bryneglwys. As a result of this, the independent use of the dwelling cannot be supported. Not only will they need to share the access and turning facilities, the outlook from these main windows will be across a yard that is shared with the occupiers of the main house. The proposed dwelling would also have limited outdoor amenity space, and therefore the proposed use relies upon the interdependence of access, turning and outdoor amenity. The severance of these elements cannot be supported.

The current building (and Bryneglwys) has pedestrian access to the private road leading to Church Street. No provision for parking is shown at this side of the building, and in the interests of highway safety it is important to ensure that this private road is not used as access to the dwelling. Therefore a planning condition is

required to ensure that parking and turning is retained within the curtilage of the application site, for use by the occupants of the proposal. The existing access onto Castle Road is preferable to an access onto Church Street – given the nature of the private road. Therefore a condition is required to ensure that the dwelling only uses the Castle Road access.

The actual details of the conversion scheme are subject to an application for listed building consent. However the layout of the rooms should provide reasonable amenity for future occupants of the dwelling. The amended alterations to this building would appear to satisfy the normal criteria for listed buildings. I am also of the opinion that the use will preserve and/or enhance the character of the conservation area – particularly as it will allow an unused building to have a beneficial after use.

Other matters: In view of the listed building application – public protection and CPAT have raised matters that should be include as part of the decision for this application. There are no obvious evidence that the barn has been used to store agri-chemicals, and therefore an advisory note will suffice. The photographic survey can be conditioned.

Recommendation: That permission be GRANTED

Notes:

Site meeting with applicant.

KM has sent written response to new agent about amendments to the scheme. Also see details as part of listed building application P/2002/0494.