

Blueprint Architectural Services Ltd

Office 3K4 Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

design@blueprintarchitectural.com

www.blueprintarchitectural.com

Planning Statement



Statement prepared for:

Ms C McDonnell and Ms B Pheonix

Salem Chapel
Pisgah Hill,
Pentre Broughton,
Wrexham
LL11 6DB

Statement required for:

Demolition of existing dilapidated Chapel and construction of detached dwelling and formation of access point to provide off road parking.

Introduction

The submitted application is seeking to demolish an existing disused Chapel to form a building plot for a single detached dwelling with associated parking.

This was previously approved by WCBC in 2004 under application no: P/2004/0002 setting precedent for the development opportunity of the site.

As we understand the Chapel has been closed since 1985, in that time the building has deteriorated, with windows missing and the interior of the structure in an extremely poor state of disrepair.

Justification

As the application site previously benefited from permission to demolish and construct a new build property it is difficult to ascertain why the Local Authority would view the current proposal differently.

The Chapel has deteriorated significantly from the previous approval on the site some 14 years ago. Failure to maintain structures as vast as Salem Chapel pose problems to surrounding properties, especially properties that are attached to other structures.

The inability to convert the structure would lead to the deterioration of the building possibly causing health & safety concerns of road users or surrounding residential properties.

A number of structures of similar construction are present within the vicinity a few minutes' walk from the application site on Daisy Road, Church Street Brynteg, chapel conversions have been completed successfully with, off street parking provided and adequate amenity space available. Substantial stone structures have been retained and now provide a comfortable home for occupiers.



Chapel conversion that have occurred in the vicinity.

Although an application has been deposited in 2016 under planning application: P/2016/0909 for the conversion of the Chapel.

This application was subsequently withdrawn as conversion of the Chapel isn't possible due to parking constraints for the development and lack of amenity space. The current structure occupies a vast majority of the application site.

Conclusion

Strong consideration to the proposal must be given due to the previous approval to demolish the Chapel and construct a new residential dwelling.

As documented within the justification section of this document, structures in the vicinity have been converted successfully where parking and amenity spaces can be provided.

The removal of the existing structure will allow the site to be developed and become usable once more. As the site has been disused since 1985 it is essential for the benefit of neighbouring properties the site is developed.

Conversion isn't possible as parking can't be provided as part of the development due to the domination of the existing structure on the plot of land.

*Document Prepared by:
Dafydd John Edwards ACIOB
Senior Architectural Technician
on behalf of Blueprint Architectural Services Ltd*