

REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT
1 February 2016

APPLICATION NO:
P/2015 /0580

LOCATION:
LAND TO THE REAR OF RYECROFT
RESIDENTIAL HOME 36 PERCY
ROAD WREXHAM
LL13 7EF

DATE RECEIVED:
22/07/2015

COMMUNITY:
Offa

CASE OFFICER:
KH

WARD:
Erddig

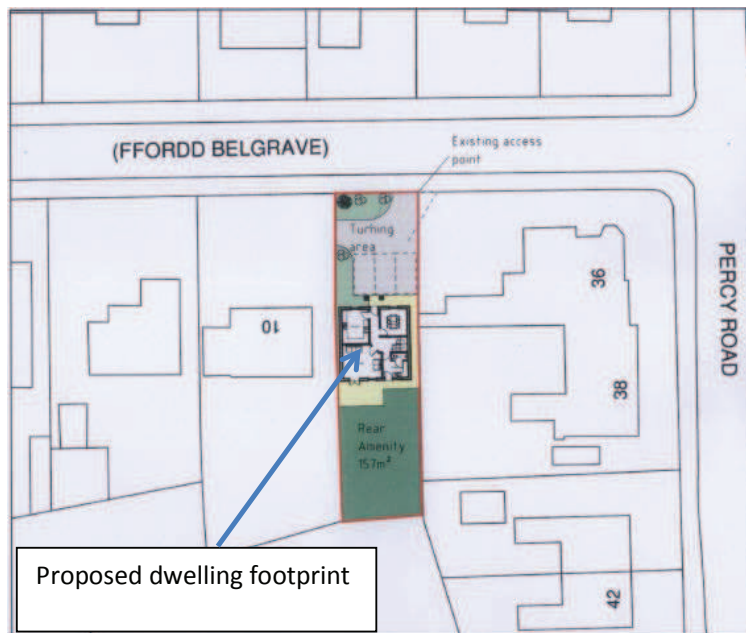
DESCRIPTION:
ERECTION OF 4 BEDROOM
DETACHED HOUSE WITH
ASSOCIATED PARKING

AGENT NAME:
BLUEPRINT
ARCHITECTURAL
SERVICES LTD

APPLICANT(S) NAME:
MR NORMAN FEARN LANGLEY
ESTATES

THE SITE

Located off the southern side of Belgrave Road and land formerly used in conjunction with the former Ryecroft residential care home to the east at the junction of Belgrave Road and Percy Road.



PROPOSAL

Erection of 4 bedroom detached house with associated parking.

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HISTORY (most recent)

- P/2015/0751 Conservation Area consent to demolish no. 38 Percy Road (within Fairy Road Conservation Area) - on this agenda.
- P/2015/0752 Change of use from residential care home to 5 no. bedroom detached dwelling, erection of new dwelling and construction of new access on this agenda.

DEVELOPMENT PLAN

Within settlement and the Fairy Road Conservation Area. Policies PS1, GDP1, PS2, EC7 and EC8 refer.

CONSULTATIONS

- Community Council: No comment
- Local Member: Notified 31.07.15
- Highways: No objections. Adequate parking and turning for the proposed dwelling and 36 and 38 Percy Road which are linked with this application.
- Public Protection: Consulted 31.07.15
- Welsh Water: Conditions required
- Natural Resources Wales: Standard advice note
- WACS: Consulted 31.07.15
- Other Representations: 1 objection on basis of additional parking requirements and the road is not suitable for additional parking with the road used frequently by school buses. The property is also within the Conservation Area.
- Site Notice: Expired 24.08.15
- Press Notice: Expired 11.09.15

SPECIAL CONSIDERATIONS

Proposal: Erection of a 4 bedroomed detached house with existing access onto Belgrave Road. The land was previously used for parking in association with the former Ryecroft Residential Home. Additional applications have been submitted for 36 and 38 Percy Road which were used as the former care home and have been considered in conjunction with this application to ensure adequate parking provision. Each of the properties will have independent parking provision.

The site is located within the Fairy Road Conservation Area.

Highways: The development site is located on an unclassified, residential road subject to a 30mph speed limit. However, typical vehicle speeds are estimated at around 25mph given the proximity to the junction with Percy Road.

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Proposed parking and turning provisions are acceptable and the proposed access is suitable for a reduced number of vehicle movements compared to the previous use of the parking associated with the nursing home. Conditions will be required to retain the parking and turning provision, and preventing gates across the site access. A further condition will also be required to ensure this development does not commence until the change of use of the existing care home, the erection of the new dwelling and the associated access (planning application P/2015/0752 considered later in this report) has been implemented. This would ensure that the parking and turning provision for the care home is not lost should its use continue.

Conservation: The site is located within the Fairy Road Conservation Area and forms part of the grounds of the former nursing home. The site fronts Belgrave Road which is characterised by large properties set within large grounds. Both detached and semi-detached properties are present with each property or part distinctively designed. Properties along Belgrave Road date from the mid C19 through to the early mid 20th Century which has resulted in a variety of architectural designs, materials and finishes which add to the special interest of the street. Brick boundary walling, trees and a consistent building position and building give some unity to the streetscape and are important features to retain and replicate.

I have concerns over the proposed design of the dwelling. The Conservation Area in general is characterised by 19th Century red brick housing with many of the larger properties displaying strong arts and craft influences. This influence is more pronounced to the south of the Conservation Area, including Belgrave Road, where the properties and plots are larger and generally lower density. There is no definitive architectural style to Belgrave Road with properties directly adjacent being more typical of early to mid 20th Century architecture and those directly opposite reflective of the Italian revival style popular in the Victorian era. The design proposed fails to pick up on any of the adjacent architectural features and instead proposes a neo-Georgian design which would not sit well within this Conservation Area. I have requested a resubmitted design.

CONCLUSION

I am satisfied a dwelling can be accommodated on the site which would not compromise highway safety or residential amenity. However, the design proposed is unacceptable and I am waiting for the submission of a more appropriate property which would be better reflective of the character of the Conservation Area. My recommendation is therefore in two parts.

RECOMMENDATION A

Should details of an acceptable design not be submitted then I am recommending the application be REFUSED for the following reason:

REASON(S)

1. The proposed design of the dwelling does not reflect the existing character and architectural detailing of the Fairy Road Conservation Area and as such will impact detrimentally on the character and appearance of the Conservation Area. Policies PS2, GDP1(a) and EC7 of the Wrexham Unitary Development Plan refer.

RECOMMENDATION B

Should a suitably designed dwelling be submitted then I am requesting delegated powers to carry out additional consultation and subject to no substantial new issues being raised, determine the application subject to appropriate planning conditions.
