

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

APPLICATION NO:
P/2015 /0752

LOCATION:
RYECROFT 36 TO 38 PERCY ROAD
WREXHAM
LL13 7EF

DATE RECEIVED:
30/09/2015

COMMUNITY:
Offa

DESCRIPTION:
CHANGE OF USE FROM
RESIDENTIAL CARE HOME TO 5
NO. BEDROOM DETACHED
DWELLING, ERECTION OF NEW
DWELLING AND CONSTRUCTION
OF NEW ACCESS

CASE OFFICER:
KH

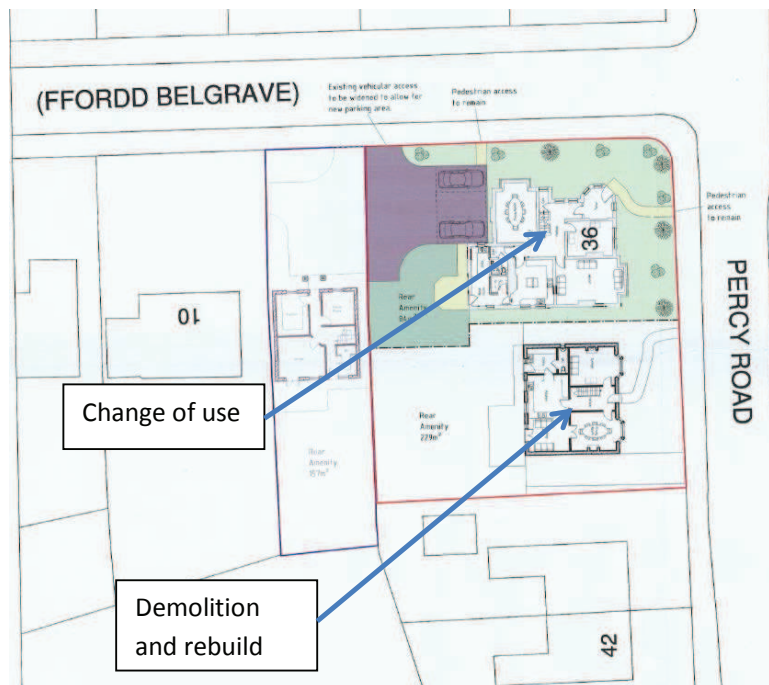
WARD:
Erddig

AGENT NAME:
BLUEPRINT
ARCHITECTURAL
SERVICES LTD
MR DAFYDD EDWARDS

APPLICANT(S) NAME:
LANCHESTER SECURITIES LTD

THE SITE

Former residential care home (36-38 Percy Road), located with frontages onto Percy Road and Belgrave Road.



PROPOSAL

Change of use from residential care home to a 5 bedroomed detached dwelling, erection of new dwelling and construction of new access.

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HISTORY (most recent)

- P/2015/0751 Conservation Area Consent to demolish No 38 Percy Road, Wrexham (within Fairy Road Conservation Area) – on this agenda
- P/2015/0580 Land to rear of Ryecroft residential home. Erection of 4 bedroomed detached house with associated parking – also on this agenda

DEVELOPMENT PLAN

Located within settlement and within the Fairy Road Conservation Area. Policies PS1, PS2, GDP1 and EC7 of the Wrexham UDP refer.

CONSULTATIONS

Community Council:	Holding objection
Local Member:	Notified 09.10.15
Public Protection:	Conditions required regarding construction hours and a dust management scheme
Highways:	Visibility splays proposed and parking and turning acceptable on the 5 and 4 bedroomed properties. Conditions required.
Natural Resources Wales:	No evidence to identify the presence of bats and the proposed recommendations in the Inspection Assessment in Relation to bats is satisfactory. Not likely to be detrimental to the maintenance of the favourable conservation status of any local bat population.
Welsh Water:	Comprehensive drainage condition and note to applicant regarding public sewers.
Other Representations:	1 letter supporting proposal on basis the main structure at the corner of Percy Road and Belgrave Road is being retained. Inquiry about parking which will be provided within the curtilage of the property. 1 letter of objection on basis that as the site is within the conservation area and property should not be demolished and should be repaired. Objector under the impression all of the development is being demolished.
Site Notice:	Expired 05.11.15
Press Notice:	Expired 13.11.15

SPECIAL CONSIDERATIONS

Built Conservation: The application has been submitted in relation to the former Ryecroft Nursing Home which comprises number 36 and 38 Percy Road which are linked by a two-storey flat roof extension connecting the

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buildings at the front. The property is currently vacant. The properties are sited within Fairy Road Conservation Area and both identified within the adopted Character Assessment as being of visual interest to the area. Additionally number 36 is identified as being an important marker building to the area and the wider streetscape through the distinctive and prominent design and position.

The proposal is to create two detached properties of 4 and 5 bedrooms. To achieve this the following works are proposed:

- 1 Removal of two-storey flat roof link extension.
- 2 Demolition and rebuilding of number 38 Percy Road.
- 3 Removal of later two-storey rear outrigger extension to 36 Percy Road.
- 4 Structural repairs comprising underpinning to 36 Percy Road.

There are no objections to the principle of having two detached properties and the removal of the two-storey flat roof link extension is supported. This element of the building is identified as a negative feature within the Conservation Area Character Assessment, detracting from the architectural quality of both buildings and the removal will allow the original building pattern to be reinstated.

The demolition and rebuilding of number 38 requires a robust justification and the applicant has submitted information within the design and access statement and structural surveys. The latest updated structural report submitted with the application and two additional surveys from 2006 and the other 2015 have been provided by the applicant. Both buildings are subject to on-going movement, attributed to historic coal mining and inadequate foundations, with number 38 having the most significant movement. It is acknowledged that there is a strong justification for the demolition of 38. The costs of repairs could be put to repairing 36 which is a far more prominent and architecturally important building within the Conservation Area. Demolition also allows better access to repair the foundations of 36 Percy Road. The additional information provided by the applicant provides a robust justification with provision of previous surveys.

The demolition of 38 is also supported by any replacement being a like for like. The scheme (amended) has accurately reflected the existing design.

I am satisfied the demolition of 38 can be supported and this will enable works to underpin and strengthen the foundation of 36 Percy Road. The scheme will enhance the Conservation Area and preserve the long-term future of two properties in a prominent location of the Conservation Area.

Highways: Proposed 5 bedroomed property, 36 Percy Road. The proposed dwelling will be accessed off Belgrave Road which is unclassified and subject to a 30mph speed limit. However, I would anticipate speeds of 25mph given the proximity to the junction. The access can provide visibility splays of 2.0 x

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33m in both directions which is acceptable as is the proposed parking and turning.

Proposed 4 bedroomed dwelling – 38 Percy Road. The replacement dwelling will be accessed off Percy Road and splays of 2.4m x 43m are required and which can be achieved. The proposed parking is adequate.

Highways have no objections subject to the relevant appropriate conditions.

CONCLUSION

The use of the properties as a Nursing Home has ceased and the property is currently vacant. The application through demolition of 38 and the flat roofed link between 38 and 36 will enable the provision of two dwellings, which will contribute positively to the Character of the Conservation Area. Demolition of 38 can be justified and structural improvements to 36 with underpinning and repair of the foundations will ensure an important building within the Conservation Area continues to contribute positively. Similarly, the demolition of a property with significant structural problems will be rebuilt with a like for like dwelling and will preserve the character and structural integrity of important buildings in the Conservation Area.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. Details of the intended finish to the shared driveway to 36 and the proposed new dwelling to Belgrave Road shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved prior to the first occupation of the two properties.
3. Details of the proposed boundary treatment between the rear garden area of 36 and the new dwelling to Belgrave Road shall be submitted to and approved, in writing, by the Local Planning Authority. Works shall only be carried out strictly in accordance with the details as approved prior to the first occupation of the two properties.
4. Prior to the first use of the development hereby approved the Belgrave Road access shall provide visibility splays of 2.4 metres x 33 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstructions to visibility.
5. The vehicular accesses hereby approved shall be a minimum width of 3 metres.

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6. Prior to first use of the vehicular accesses hereby approved, the accesses shall be surfaced with hard bound materials (eg bituminous macadam) for a minimum distance of 5 metres behind the adjoining highway.
7. There shall be no gates or other means of enclosure across the vehicular access points within 5 metres of the highway boundary.
8. The vehicular parking and turning areas as shown on approved drawings L044/004 Rev B and L039/004 Rev B shall be fully laid out, surfaced and drained prior to first use of the development. These areas shall thereafter be permanently retained and kept free of any obstruction and made available solely for the parking and turning of vehicles at all times.
9. Prior to first use of the development a pavement crossing to serve both dwellings shall be constructed in strict accordance with a scheme which has been submitted to and approved, in writing, by the Local Planning Authority.
10. No private surface water run off shall be permitted to flow from the development site onto the adjoining highway. An Aco drain or similar shall be provided across the approved accesses to intercept any such run off prior to first use of the development.
11. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
12. Prior to their installation on the building, a specification of rainwater goods shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials, fixing method, decorative/protective finishes and include cross sections. Works shall only be carried out in strict accordance with such details as approved.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure the works reflect the character and appearance of the Conservation Area.
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4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. To ensure the formation of a safe and satisfactory access.
6. To ensure that no deleterious material is carried onto the highway, in the interests of highway safety.
7. In the interest of the free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
8. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
9. In the interests of pedestrian safety.
10. In the interests of highway safety.
11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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12. To ensure the works reflect the character and appearance of the building and the Conservation Area.

NOTE(S) TO APPLICANT

See comments and advice note from Welsh Water attached to this decision.
