

DESIGN & ACCESS STATEMENT

In respect of

Proposed Change of Use from Residential dwelling (C3) to Residential Institution (C2)

At

Tethers End, Village Walks, Marford, Wrexham, LL12 8SZ

On behalf of

REIT Healthcare (UK) Ltd
The Fort Offices
G09 & G10
Artillery Business Park
Park Hall
Oswestry
SY11 4AD

Prepared By

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INTRODUCTION

This supporting statement has been prepared to accompany our clients' application for Full Planning Permission to Wrexham County Borough Council for Change of Use from residential dwelling (C3) to residential institution (C2). The subject property Tethers End is a substantial six bedroomed detached house. The purpose of the document is to assess the application site in terms of physical, social, economic and planning factors.

PLANNING REFERENCE: TBC

USE

The application site as shown on the location plan fronts Village Walks, the house believed to have been constructed approximately 15 years ago has through its existence been used as a residential dwelling.

The proposal is for a change of use to residential institution for the provision of accommodation for 6 adult service users, it will be a permanent home for its residents for the foreseeable future.

It is proposed that there will be 2 carers working at all times, REIT Healthcare (UK) Ltd work in close conjunction with social services

AMOUNT

The current dwelling has an internal floor area of 314m², no alterations are proposed. There is a parking provision for a minimum of 4 cars.

LAYOUT

The existing dwelling sits in a substantial plot with a generous amount of amenity space, no alterations are proposed to the layout.

LANDSCAPING AND EXTERNAL WORKS

No alterations are proposed.

APPEARANCE

No external alterations to the property are proposed.

DESIGN

There are no new proposals.

DRAINAGE

No alterations are proposed to the current drainage provisions.

ACCESS

A detailed Highway Assessment has been commissioned carried out by Highway Planning Services of Chester, a copy is appended to this statement. No alterations are proposed in to or around the internal space of the property.

HERITAGE STATEMENT

Not applicable

KEY PLANNING POLICY

We have reviewed both national and local policy and consider the application to be in accordance with policy.

PRE APPLICATION CONSULTATION

Our clients' made an enquiry to Wrexham County Borough Council on 17th September, a response was issued via email by Janet Sutherberry (Planning Officer) on 15th October. In essence the email informed our clients that a change of use application was required for their proposals, a full copy of the email response is attached to this statement. Subsequent telephone discussions have been taken place to discuss the requirements of the application.

CONCLUSION

Our clients' REIT Healthcare are an established healthcare provider and are hoping to provide a care home in the community for 6 adults with Learning Disabilities in Marford. The individuals will use the property subject to this application as their home for the foreseeable future. Staff within the home will provide 24 hour support to the residents in their daily living.

From the evidence provided we do not feel that the proposed Change of Use will alter the impact that the property has in its current use.

APPENDICES

1. Highway Assessment
2. Letter to local residents
3. Pre application enquiry email reply

Forge Property Consultants
November 2013