

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR J PRICE	Code No	WRO P/2020/0380
Agent	D S JONES AND CO MR STEVE JONES 26 PROSPECT DRIVE COEDPOETH WREXHAM LL11 3PE	Date Received	08/07/2020
		Decision Date	15/10/2020

Town and Country Planning Act, 1990

Location of application

LAND TO THE REAR OF, 17 TO 19, PEN Y BRYN, WREXHAM, LL13 7HU

Description of application

TROSI I STIWDIO GELF, ORIEL A SIOP GYDA FFLAT UWCHBEN /
CONVERSION TO ART STUDIO, GALLERY AND SHOP WITH
APARTMENT ABOVE

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

GDP1	Development objectives
H2	Residential development within settlements
PS2	Development and the environment
PS4	Settlement Pattern
S6	Shopping
T8	Parking
H13	Bridge Street Regeneration
EC6	Biodiversity Conservation

Particulars of decision that permission be REFUSED

Reason(s)

1. The proposed development in terms of its residential use would be unsatisfactory and undesirable having regard to its location at the rear of existing premises with only the benefit of pedestrian access to and from a public highway via a narrow corridor through a separate building. In the event of fire or other safety risks within the corridor area and/or adjacent building, the occupants of the accommodation would have no alternative means of escape away from the building other than towards the corridor or a small yard area situated between buildings. The unit does not have the benefit of any on site parking, appropriate private outdoor amenity space or adequate separation between buildings to safeguard the privacy of the existing or future occupiers, and to allow the development would therefore result in a substandard form of residential accommodation, detrimental to the safety and residential amenities of the occupants, contrary to Policy GDP1 a) b) and d) of the Wrexham Unitary Development Plan and the advice contained within Local Planning Guidance Note No. 21 'Space around Dwellings'.
2. The proposed development in terms of its gallery and shop use would be unsatisfactory and undesirable having regard to its location at the rear of existing premises with only the benefit of pedestrian access to and from a public highway via a narrow corridor through a separate building. In the event of fire or other safety risks within the corridor area and/or adjacent building, the users / customers would have no alternative means of escape away from the building other than towards the corridor or a small yard area situated between buildings. There is a lack of adequate separation between buildings to safeguard the privacy of the occupiers of the existing buildings and to allow the development would be to the detriment of the amenities of the existing residents contrary to Policies S6 and GDP1 a) b) and d) of the Wrexham Unitary Development Plan and the advice contained within Local Planning Guidance Note No. 21 'Space around Dwellings'.
3. Insufficient information has been submitted in support of the proposal to demonstrate that the development of the site would not cause detriment to species or habitats of local or national importance (Bats). The proposal is therefore contrary to Policy EC6 of the Wrexham Unitary Development Plan, Chapter 5 of Planning Policy Wales (Edition 6) and the guidance contained in Technical Advice Note 5 - Nature Conservation and Planning.



Officer Appointed for this purpose
Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm