Parking and Turning Provision

The White Horse Inn, in its historic use as a public house, has never benefited from any dedicated off-street parking provision. Patrons, residents, and visitors have historically relied on on-street spaces along Overton High Street or the nearby public car park off Church Road, both within easy walking distance of the site.

In line with LPGN 16 standards, the proposed residential conversion would carry a maximum parking requirement of 13 spaces. While no off-street provision is proposed, it is important to note that the scheme will not result in a material increase in parking demand compared with the building's established use.

As a public house, the White Horse Inn accommodated a substantial and varied level of activity, including:

- extensive trading areas (bars, restaurant, and function room totalling 177.8m^2 of customer floorspace);
- two letting rooms; and
- a large three-bedroom manager's flat.

Applying LPGN 16 requirements, this historic use would have generated demand for approximately 49 parking spaces:

- 44 spaces for customer trading areas;
- 2 spaces for letting rooms; and
- 3 spaces for residential accommodation.

By contrast, the conversion to six apartments generates a maximum requirement of 13 spaces—a significant reduction of over 70% in theoretical demand. It follows that if the existing public house use was acceptable without on-site parking, then the lower-intensity residential use must also be considered acceptable.

In addition, the net increase in habitable space is limited. Four of the proposed apartments are one-bedroom units, and only two are two-bedroom units. Overall, this represents just three additional habitable rooms compared with the existing mix of residential and guest accommodation previously provided within the pub.

From a local context perspective, Overton High Street is relatively quiet, with modest commercial activity and a medical centre that generate limited peak parking pressure. The Council has already accepted on-street provision as adequate in approving similar conversions of former commercial premises along the High Street.

Taking these points together, the proposed conversion will not create any adverse impact on local parking capacity. On the contrary, it represents a less intensive and more sustainable use of the site than its former commercial function.

Existing parking requirements under LPGN 16 4 cars per square meter of trading space:

Front Bar	3.77x6.03=22.73
Front Bar	1.81x4.86=8.79
Entrance	8.37x1.52=12.72
Back Bar	2.46x2.1=5.16
Back Bar	3.84x6.07=23.30
Hall	3.73x2.23=8.31
Hall	1.78x1.26=2.24
Restaurant	5.53x3.32=18.35
Restaurant	2.39x3.06=7.31
Restaurant	4.16x2.41=10.02
Function Room	5.57x10.57=58.87
Total Floor space	**177.8 m2**
4 cars required per m2 of public house space	44.45 spaces required
Letting rooms x2	Requirement 2 cars
Floor 2 accommodation 3 bedrooms	Requirement 3 cars
Total requirement for car parking spaces under Wrexham LPGN 16	49.45 spaces



View from the White Horse. The buildings opposite are now residential with on-street parking