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Planning Statement

MAESGLAS CARE HOME, COACH HOUSE, GREEN STREET, LL14 9JF

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PLANNING STATEMENT

Prepared on behalf of: Holt Homes Developments Ltd

Site Address: The Coach House, Green Street, Holt, Wrexham, LL13 9JF

Proposal: Change of Use from Class C2 (Care Home) to Class C3 (2 No. Dwellings)

Ref: P/2025/0741

Date: October 2025

1. INTRODUCTION

This Planning Statement has been prepared in support of a full planning application for the change of use of The Coach House, Green Street, Holt, Wrexham from a former care home (Use Class C2) to two residential dwellings (Use Class C3). The proposal seeks to reinstate the building's C3 residential function, providing two high-quality homes within the defined settlement boundary of Holt. The change of use will not involve significant external alterations, and the site benefits from existing access, parking, and private amenity space.

The property has been used alongside the Maesglas Residential Care Home for many years as overflow residential space, however the Residential Care Home has been sold off from the Pension Portfolio that retained it and due to the financial difficulties businesses are seeing, it was decided to dispose of the 'Coach House.' A 3-bedroom detached property to the North of the main Maesglas demise.

The property is no longer required by Maesglas Residential Care Home and therefore is returning to dwelling house use. However, it has come to light during the legal process that although the property was converted to a dwelling house a long time ago, it does not currently benefit from C3 (Dwelling House) use. On top of this, the property owner believes there is a great need for 1 and 2 bedroom properties in the area and would benefit from separating the property into two dwellings.

The purpose of this Planning Statement is to ensure that Wrexham Borough Council has a full understanding of the proposal, and that they and the local community are accurately informed about what is proposed in terms of its compliance with the Development Plan and material planning considerations.

2. SITE CONTEXT

The application site comprises a detached two-storey building formerly used as a care home (Use Class C2), located on Green Street within the village of Holt. The site is approximately 321 sqm in area and includes a garden, off-street parking, and a turning area. The building

is currently vacant and in good structural condition. The surrounding area is predominantly residential in character, with a mix of detached and semi-detached dwellings. The site is within walking distance of local services, public transport links, and community facilities.

This application is to obtain planning permission to change the existing C2 Residential Care Home into a 1-bedroom dwelling and a 2-bedroom dwelling.

Planning permission requires no extensions and minimal alterations to the property. It is considered that if the premises were suitable for the property to be used as a residential care home, then with minimal alterations it would be a good conversion to the residential dwelling houses.

3. PLANNING HISTORY & POLICY CONTEXT

There is no recent planning history of significance that would constrain the proposed change of use.

Planning Policy Wales (PPW)

Planning Policy Wales (Edition 12, February 2024) sets out the Welsh Government's land use planning policies. It promotes sustainable development, placemaking, and the efficient use of land within existing settlements. The reuse of a vacant care home for residential purposes is consistent with these aims.

Wrexham Unitary Development Plan (UDP) 1996–2011

The Wrexham UDP remains the statutory development plan. After an Order of the High Court of Justice, dated 19 May 2025, Wrexham Council's decision on the 20 December 2023 to adopt the Local Development Plan (LDP) has been quashed. The LDP is no longer part of the development plan for Wrexham and is now un-adopted.

The development plan for Wrexham now comprises Future Wales: the national plan 2040 and the Wrexham Unitary Development Plan 1996-2011, adopted 2005.

PPW states that the planning system in Wales will provide a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision maker when preparing a Development Plan and taking decisions on induvial applications.

The proposed change of use is considered compliant with Chapter 9 (Housing) of PPW which states that; In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an areas character and amenity. The property was originally built as a dwelling, and this application is for a change of use back to dwellings without any extensions.

The Wrexham Unitary Development Plan was adopted by the Council in February 2005. On the UDP Proposal Map the property is located within the Settlement Boundary of Holt.

PS1 states that; New development for housing… will be directed to within defined settlement areas. As the proposal is to create an extra dwelling this proposal complies with policy PS1.

Policy PS2 states that; Development must not materially detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment. The proposed development complies with this. The proposed building needs a door to the front, however the proposal is to mirror the existing window on the front elevation and insert a matching door, utilizing the existing opening already there.

PS4 indicates that; Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car. The site is an existing dwelling within the settlement and has a bus stop within 110 yards.

Policy PS5 talks about housing need until 2011, although this is outdated

Other Relevant policies include:

- Policy GDP1 – General Development Principles: Ensures development respects character, provides adequate access, and does not adversely affect residential amenity.

- Policy H6 – Conversion of Buildings to Residential Use: Supports the conversion of existing buildings to residential use where appropriate.

- Policy T8 – Parking Standards: The proposal includes on-site parking and cycle storage in accordance with local standards.

Local Planning Guidance Note No. 16 – Parking Standards

This guidance note explains the parking standards the Council applies to new development. It supports UDP policies and is a material consideration in the determination of planning applications. The proposal provides sufficient off-street parking and cycle storage, complying with the standards set out in LPGN No. 16. The guidance sets out the parking requirements are of a maximum standard. The proposal allows the maximum standards to set out, 1.5 spaces for the 1 bedroom and 2 spaces for the 2 bedrooms.

Local Planning Guidance Note No. 21 – Space around Dwellings

This guidance note explains the minimum standards in which housing should be modified or developed within the borough, helping to keep a good level of space and amenity within the borough. This proposal follows the guidance which allows all new houses the benefit of some private area.

The guidance says that a building that accommodates up to 2 people should have a minimum of 30 sqm, the 1-bedroom property has a garden of 32 sqm. The guidance then states that a dwelling that accommodates more than 3 people need to have a garden space

of at least 50 sqm. The proposed 2-bedroom property is expected to have a rear garden of 61 sqm. Both of which conform to the guidance.

In line with the guidance NO. 21, both properties allow space for all refuse, including waste and recycling. They also accommodate the required parking space and sizes, as well as a large off-road turning area.

4. PLANNING CONSIDERATIONS

4.1 Use

The proposed change from C2 to C3 use is appropriate in this location. The building was previously in residential use and its conversion to two dwellings represents a sustainable reuse of an existing structure. The change will not result in the loss of a community facility, as the care home is no longer operational and alternative provision exists within the wider area.

4.2 Layout, Scale and Appearance

The proposal involves minimal external alterations, limited to replacement windows and doors, and new boundary fencing. These changes are in keeping with the character of the building and surrounding area. Each dwelling will benefit from private garden space, dedicated parking, and cycle storage. The internal layout meets modern living standards.

4.3 Amenity

The proposed dwellings will not result in any adverse impact on neighbouring properties in terms of overlooking, overbearing, or noise. The site layout ensures privacy and a good standard of amenity for future occupants. The proposal complies with the Council's guidance on separation distances and garden sizes.

4.4 Access and Parking

The existing access from Green Street will be retained. Visibility splays of 2.4m x 25m and 2.4m x 15m are achievable, ensuring highway safety. The site provides adequate parking for both dwellings, in line with Local Planning Guidance Note No. 16 – Parking Standards.

4.5 Care Home need

Maesglas Care Home was owned by a pension fund until recently when it was separated off and the main care home was sold and the Coach House marketed separately.

The care home was sold due to the financial difficulties the industry is facing with increased costs. The sale Coach House was determined that it would help the main building with cash flow, increased costs and building maintenance.

The applicant has looked into keeping the building as care home, but the finical model does not stack where as changing the properties to use class C3 allows much needed 1 and 2 bed houses.

4.6 1 and 2 bed housing need

There is evidence within the Local Housing Market Ssessment which states there is a significant short of smaller homes, 1 and 2 bed which meet the need of single people, young families and the older generation. This site would add 2 dwellings to that much needed lift.

The conversion of a former care home into two 1- or 2-bedroom dwellings directly addresses a documented housing need in Wrexham.

The proposal aligns with Planning Policy Wales and Wrexham's strategic housing objectives, particularly in delivering smaller, affordable homes for local residents.

The development contributes to housing mix and choice, especially for first-time buyers, downsizers, and low-income households.

4.7 Phosphates and drainage

A phosphates neutrality test has been undertaken and this finds that there is currently larger flow rates with the small residential care home than both the proposed 1 and 2 bed dwellings. This statement is enclosed within a separate report.

5. CONCLUSIONS

5.1 Summary

This Planning Statement demonstrates that the proposed change of use from a former care home (C2) to two residential dwellings (C3) is fully compliant with national and local planning policy.

The proposal makes efficient use of a potential vacant building, contributes to local housing supply, and enhances the character of the area. The development will not result in any harm to residential amenities, highway safety, or the environment.

It represents a sustainable and appropriate form of development within the settlement boundary. Accordingly, the Local Planning Authority is respectfully requested to grant planning permission.