

BASE

PLANNING STATEMENT

PROJECT REFERENCE: CA4135

PROJECT NAME: Chetwynd Grove

PROJECT DESCRIPTION: Retrospective planning application for the change of use of a residential dwelling into offices.

PROJECT LOCATION: Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF

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EXECUTIVE SUMMARY

- This retrospective planning application is for the change of use of a residential dwelling into offices at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF.
- The accommodation will be used to support the applicant's urgent requirement for additional office space in relation to his existing business, Ningbo Walking Floors.

1.0 INTRODUCTION

This design and access statement has been produced in support of a retrospective planning application for the change of use of a residential dwelling into offices at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF.

The local authority for the application is Wrexham County Borough Council.

This statement is to be read in conjunction with the associated supporting documents including:

- Application Form
- PL-001 Location
- PL-002 Block Plan
- PL-003 Existing Ground Floor Plan
- PL-004 Existing Elevations
- PL-005 Proposed Ground Floor Plan
- PL-006 Proposed Elevations

2 THE LOCATION AND CONTEXT



Ariel View of Chetwydn Grove. Source: Google Maps

2.1 THE LOCATION

The site is located in Cross Lanes, 2.8 miles south east of Wrexham City Centre, within close proximity to the Wrexham Industrial Estate (1.3 miles). The site is accessed off the A525 and contains a range of agricultural barns.

2.2 CONTEXT

The existing site is now partly used by Ningbo Walking Floors as overflow office space to support their current business operations. The main business operations are located nearby in the Maelor Works industrial park, 1.6 miles away, but due to a recent expansion, additional office space was required for administration staff.

The barns had a previous planning permission granted in 2018 for the 'conversion of disused farm buildings into two residential units together with access and parking arrangements' (P/2017/0871). However, due to the commercial circumstances in Maelor Works, part of the barn at Chetwynd Grove was converted into office space for 6 members of staff shortly after the planning permission was granted.

The most relevant policy within the council's Unitary Development Plan is Policy E5 which states that:

"Small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:-

- a) the proposal accords with Policy GDP1; and
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building; and
- c) any inherent characteristics of merit in the building are retained; and
- d) the building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost."

The existing building, which complies with policy GDP1, is structurally sound and all inherent characteristics have been retained. The building does not constitute an undesirable intrusion into the landscape, nor does it create access problems or require the provision of services at a public cost. The proposed development therefore complies with local policy E5.

3 USE

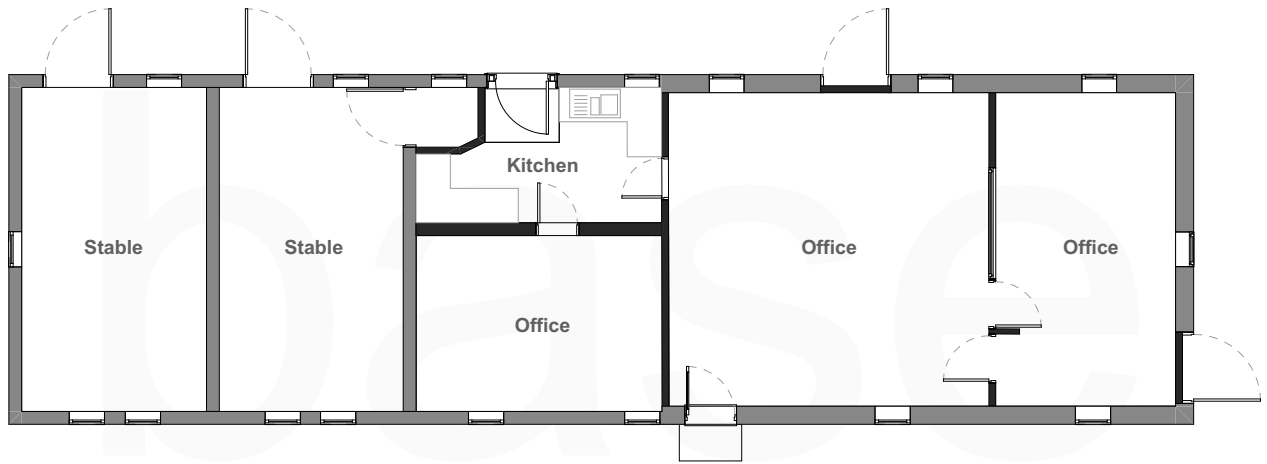
The use of the part of the building which this application relates will change from agricultural use to E(g)(i) Office use. The remaining part of the barn will stay in agricultural use.

4 SCALE

The scale of the buildings will not change as a result of the development.

5 APPEARANCE

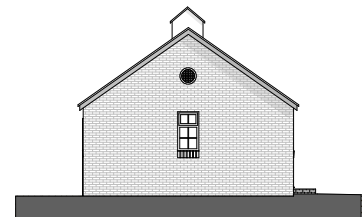
The building is finished in facing brick with a tiled roof, which is typical of the agricultural buildings in the area. The proposal retains the existing external facade and utilises the existing openings to provide sufficient natural daylight into the internal spaces. The external character of the building is therefore retained.



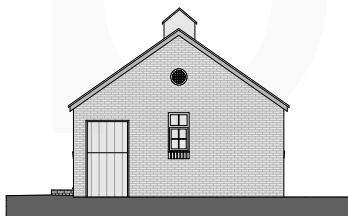
Ground Floor Plan



Proposed Front Elevation
1:100



Proposed Side Elevation
1:100



Proposed Side Elevation
1:100



Proposed Rear Elevation
1:100

Elevations



View of south west facade.



View of north east facade.

6 LANDSCAPING

The proposal does not affect any of the existing landscaping within or around the site and all parking is positioned on existing hardstanding.

7 ACCESS & HIGHWAYS

The proposed development utilises the existing access into the site and it is not envisaged that the proposal will impact highway safety or the existing highway network.

8 BIODIVERSITY

Biodiversity within or around the building has not been adversely affected by the proposal.

9 DRAINAGE & FLOODING

9.1 DRAINAGE

The surface water drainage discharges into an existing soakaway and the foul drainage discharges into an existing septic tank.

9.2 FLOODING

After reviewing the Environment Agency flood maps we have ascertained that the site does not lie within a flood risk zone.

10 CONCLUSION

- This retrospective application is for the change of use of a residential dwelling into offices at Chetwynd Grove, Bangor Road, Marchwiel, Wrexham, LL13 0TF.
- The accommodation will be used to support the applicants' urgent requirement for additional office space in relation to his existing business, Ningbo Walking Floors.
- The proposal retains the existing character of the building.
- Highway safety would not be compromised by the proposal.
- The proposal is line with the Council's unitary development plan and also national policy.

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