

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY**  
**2<sup>nd</sup> DECEMBER 2019**

**APPLICATION NO:**  
P/2018 /0659

**LOCATION:**  
THE COMMUNITY CHURCH  
15 PRICES LANE WREXHAM  
LL11 2NB

**DATE RECEIVED:**  
03/08/2018

**COMMUNITY:**  
Rhosddu

**DESCRIPTION:**  
CONSTRUCTION OF NEW  
ENTRANCE AND FOYER TO  
PROVIDE ACCESSIBLE ENTRANCE  
AND TOILET FACILITIES

**CASE OFFICER:**  
KH

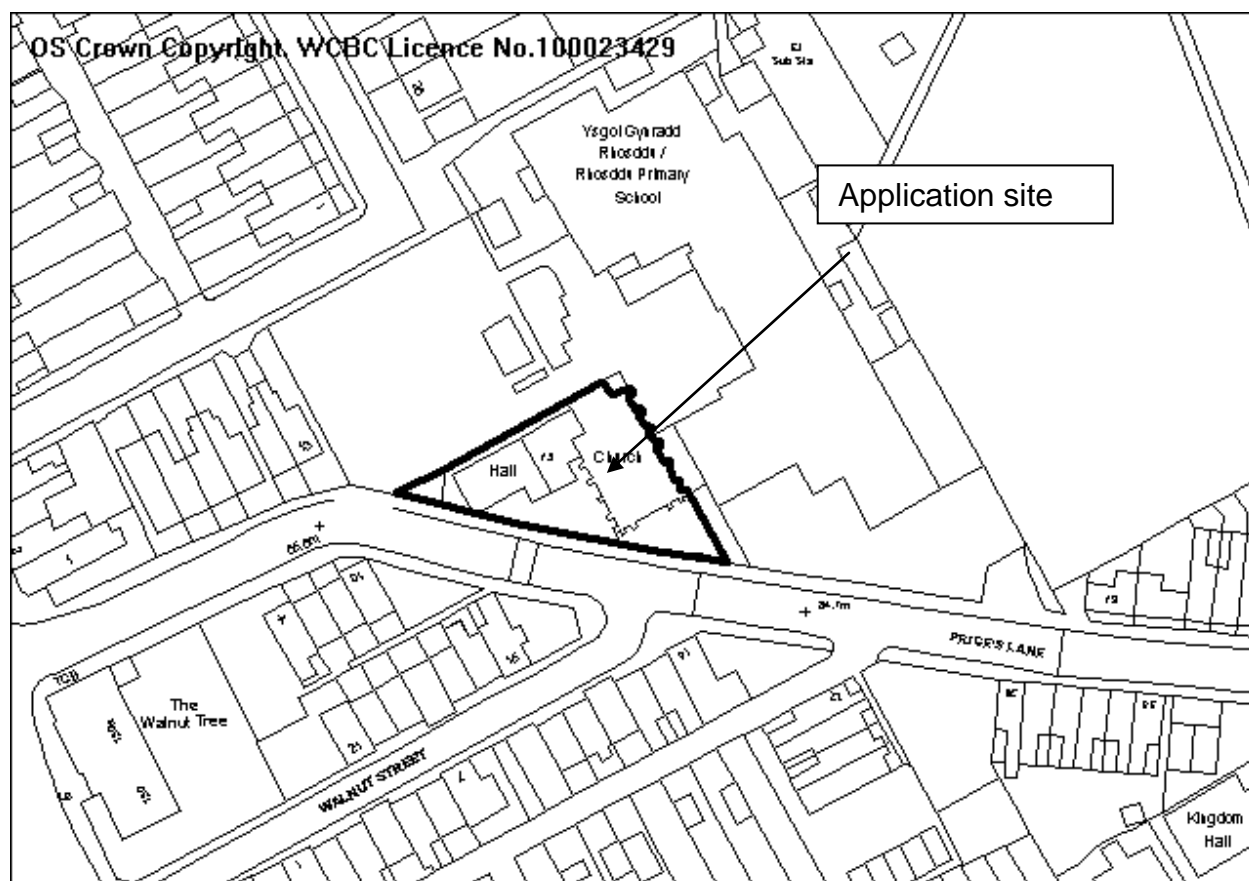
**WARD:**  
Stansty

**APPLICANT(S) NAME:**  
MR ANDREW MUNRO  
THREE 6 T ARCHITECTS

**AGENT NAME:**  
THREE 6 T  
ARCHITECTS  
MR ANDREW MUNRO

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**THE SITE**



**PROPOSAL**

As above.

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**HISTORY**

No recent relevant history.

**DEVELOPMENT PLAN**

Within settlement. Policy GDP1 and T8 apply.

**CONSULTATIONS**

Community Council:	Whilst the Council supports the provision of Accessible Entrance and Toilet Facilities, the Council is concerned at the loss of parking and drop off facilities at the front of the building, especially as there is restricted on street parking in this area.
Local Member:	Notified 9.8.2018
Highways:	The existing area suffers from poor accessibility and given its proximity to the school do not object to the removal of these parking spaces. Most events take place out of school hours when the school car park is made available for use by the church/community.
Public Protection:	Advise the use of measures to minimise impact of construction.
Site Notice:	Expired 5.9.2018.
Neighbours:	The owners/occupiers of 10 nearby properties notified.

**SPECIAL CONSIDERATIONS**

**Design:** The proposed extension will be of a contemporary design that contrasts to the traditional architecture of the church. Images of the proposed extension are shown below.

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Despite the contrast in architectural styles I consider the extension to be acceptable. It will clearly be viewed as a later addition to the existing building and will have a positive impact upon the wider street scene.

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**Amenity:** The extension will be around 13m from the nearest dwelling which is located on the opposite side of Price's Lane. It is therefore far enough away to not prove overbearing.

The extension results in a 20% increase in the overall floor area of the building. However given that it is primarily intended to provide an entrance and foyer area, new toilet facilities and to facilitate disabled access it is unlikely to result in a significant increase in the intensity of the use of the site. I am therefore satisfied the proposals are unlikely to give rise to significant noise or other disturbance.

**Parking:** The church currently has a vehicular access directly off Price's Lane to a hard surfaced area in front of the building that can accommodate up to 3 vehicles. The parking spaces are to be lost as a result of the extension. The existing parking spaces are not subject to any planning conditions to require them to be retained therefore they could be taken out of use irrespective of whether the extension were erected.

I consider the proposals unlikely to result in significant parking problems in the immediate vicinity. The potential increase in parking demand is modest and, as already noted above, given the intended use of the extension it is unlikely to facilitate a significant intensification in the use of the site. The site also lies within a residential area therefore it is reasonable to conclude that some of those attending services or other events at the church will arrive on foot.

I understand that the church has a legal agreement with the adjoining primary school for the use of their car park when events are held. However, ensuring this agreement remains in place is outside of the scope of planning control. Given the modest differences in the maximum number of spaces recommended by LPG16 it would be unreasonable to impose conditions I consider it would be unreasonable to impose such a restriction upon the site.

## **CONCLUSION**

The development accords with the relevant UDP policies.

**RECOMMENDATION:** That permission be GRANTED

## **CONDITION(S)**

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 0901, 114 Revision B, 155 and 121 Revision B and as contained within the application documentation.

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**REASON(S)**

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
  2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
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