PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Proposed construction of wooden shed to front of property at: Holly Cottage Ellesmere Lane, Penley, Wrexham, LL13 0LP

Design and Access Statement

Written and prepared by Planning By Design
on Behalf of Andrew Pitt

Application

Planning By Design (The agent) has been instructed by Andrew Pitt (the client) to prepare and submit a planning application to Wrexham County Borough Council, (the Planning Authority) for: Proposed construction of wooden shed to the front of the property (the proposal) at: Holly Cottage Ellesmere Lane, Penley, Wrexham, LL13 0LP (the site). In support of this application, the following Planning Statement has been provided to demonstrate the suitability of this site for this proposal and evaluate its accordance with National and Local planning policies.

Site Location

The site is located at Holly Cottage Ellesmere Lane, Penley, Wrexham, LL13 0LP. It features a two-storey semi-deatched brick dwelling. The property includes a spacious front garden, primarily used for car parking, and is enclosed by a fence and hedgerows. The proposed works will be situated in the front garden, aligned with the front hedges.

The site is free from any planning constraints and is not situated within a conservation area.



Figure 1: Site Location Plan (not to scale, see drawings)

The Proposal Development

This planning application pertains to the construction of a shed in the front garden of Holly Cottage, located at Ellesmere Lane, Penley, Wrexham, LL13 0LPP. The shed will serve as a storage facility for the residents of the dwelling, ensuring additonaly space for personal belongings and household items.

The proposed shed will be situated adjacent to the hedgerows and fece that delineate the property boundary. Constructed from new oak board cladding, the shed will feature a rolling

shutter door at the front for easy access. Additionally, two windows will be installed on the side of the shed to provide natural light, and the roof will be slightly slanted and tiled, ensuring efficient water runoff and durability.

The design has been carefully considered to complement the existing aesthetics of the property and the surrounding environment. It aims to provide a functional and visually pleasing addition to the garden area without disrupting the character of the neighbourhood.

Should the Planning Department have any specific concers regarding the scale, design, or any other aspect of the proposed project, Planning By Design welcomes the opportunity for a preliminary discussion. Engaging in dialogue before the issuance of any formal decision will ensure that any potential issues are addressed and that the project aligns with planning guidelines and community standards.

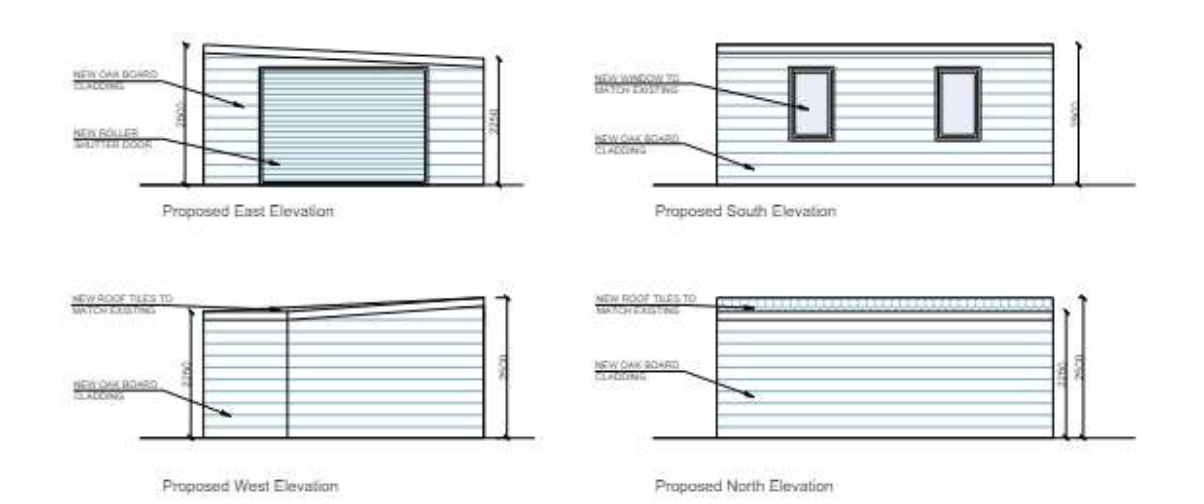


Figure 2: Proposed Elevations (Not to Scale, See planning drawings and designs)

Planning History

Notable applications from the vicinity of the site address:

- Ref. P/2017/0270 – Outline application for residential development of up to 5 dwellings with all matters reserved – Approved.
- Ref. P/2008/1273 – Extension to side of dwelling – Approved.
- Ref. P/2008/1165 – Erection of double garage – Approved.

Assessment

When considering the merits of development that requires a planning application, Wrexham County Borough Council, in its function as the local planning authority, has a requirement to determine that application in accordance with the policies of its Development Plan, unless material considerations indicate otherwise. Therefore, in preparing this planning statement, consideration has been had to relevant policies of the National and Local Plans which are presented in the following section.

Relevant policy considerations associated for a proposal at the site are recognised to be as follows:

- Future Wales: The National Plan 2040
- Wrexham Unitary Development Plan 1996-2011

Future Wales: The National Plan 2040

This document is the national development framework for Wales to 2040. It is a development plan that sets a strategy for addressing key national priorities within the planning system. This national framework provides leadership and strategic direction for planning decisions within Wales. The policies from this framework that are relevant to this proposed change of use are:

- Policy 1 Where Wales will Grow
- Policy 4 Supporting Rural Communities

Policy 1 Where Wales will Grow

The Welsh Government supports sustainable development in all of Wales. There will be growth in both employment and housing , and should be supported by the government. Developments should support local aspirations and needs, and policy 1 drives Wales towards the future. Shaping places throughout Wales to ensure that climate change is being addressed by all developments and that demands and needs are being met.

Analysis: The proposed development addresses climate change with the materials and being used for the shed. It ensures proper rainwater runoff and oak cladding to ensure that the shed blends seamlessly into the character of the area.

Policy 4 Supporting Rural Communities

The Welsh Government supports sustainable and vibrant rural communities. Strategic and Local Development Plans must identify their rural communities, assess their needs, and set out policies that support them. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services, and greater mobility in tackling those challenges.

Analysis: This development provides a more sustainable living condition for those currently in the dwelling, and any future residents.

Wrexham Unitary Development Plan 1996-2011

The Wrexham Unitary Development Plan provides a framework for the policies and proposals in the area. The plan conforms with relevant Welsh policy, and helps determine developments throughout the whole city. The policy below is relevant to this planning application:

- GDP1 Development Objectives

GDP1 Deveopment Objectives

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area

Analysis: This proposed shed will fit in with the surrounding character of the area, and will not cause any harm to surrounding properties. Furthermore, this development makes the best use of design and space, and gives the residents additional living space.

Conclusion

Following a review of all relevant planning policies and material considerations in relation to this application, it is heavily considered that the proposed development at represents sustainable development as promoted and defined by the Governments National Planning Policy Framework. The proposal, will provide significant social benefits to the applicants through the provision of additional safety measures which will be an essential addition for this property to continue to be inhabitable for the applicants growing family. A great level of care and attention has went into designing this proposal to ensure that it will seamlessly blend into the existing property by appearance .

To conclude, we see no reason for the Council to withhold our request for planning permission and kindly request that a reasonable decision is made in line with the developmental objectives of the National and Local policy. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to

accommodate a grant in permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated Case Officer.

Kind regards,

Michael Breen MPlan

Planning Consultant