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Design and Access Statement



Statement prepared for:

Mrs Raven
1 Laurel Cottages,
Garth,
Glyn Ceiriog,
Llangollen,
LL20 7NE.

Statement required for:

Implementation of accessibility driveway for existing property on neighbouring land.

1. Brief:

1.1 We have been approached by our client to seek planning permission for a driveway on land to the eastern side of the property, 1 Laurel Cottage.

1.2 The client did not realise that permission was required for the implementation of the driveway and therefore employed blueprint to assist in the application of the change of use.

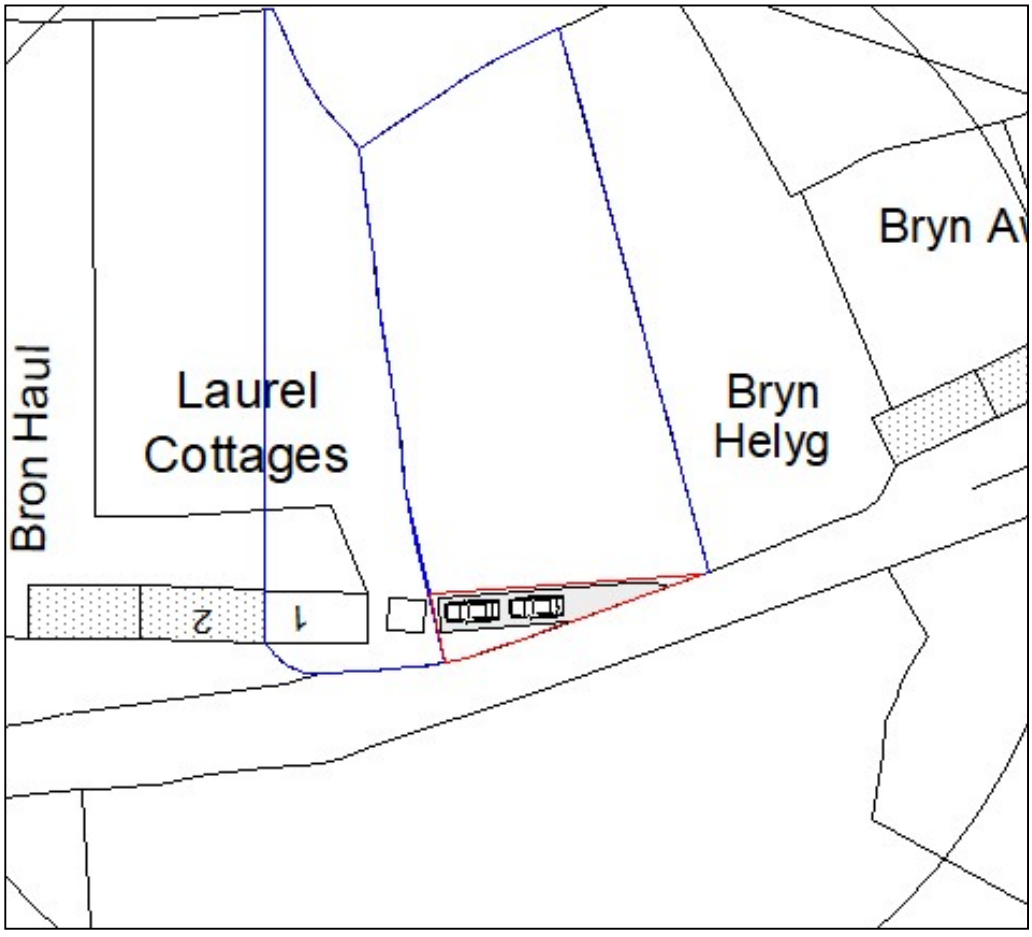
1.3 The application site does not have residential use and requires a change of use to accommodate the driveway.

1.4 The land has no substantial significance to the area therefore, the driveway and change of use will not have a detrimental impact.

2. Access, including movement to and from the site:

2.1 There is currently a lack of existing vehicular access for no: 1 Laurel Cottage, therefore, the change of use to the application site will enable a new vehicular access point proposed for the existing dwelling.

2.2 The new access point is to accommodate at least two vehicles as indicated on drawing no R131/001. This will ensure the existing dwelling will accommodate off-street car parking in line with the local authority guidance notes.



Proposed Site

2.3 The site address is located on the outskirts of Glyn Ceiriog. Glyn Ceiriog is the principal settlement of the Ceiriog Valley.

2.4 Being a well-established village, Glyn Ceiriog is situated only 13 minutes away from the town of Llangollen accessed by car, located on the River Dee, in Denbighshire, Wales.

2.5 The town centre is within a 15-minute walking distance of the application site where many local conveniences can be found such as local shops, pubs, restaurants, pharmacy and public houses which are located just off New Road. Other larger supermarkets and leisure facilities can be found in nearby towns such as Llangollen.

2.6 The proposed driveway will ensure that accessibility to the dwelling is improved.

3. Character:

3.1 There are several property types located around the application site, constructed at various periods. The properties look to have been built prior to the 1900's but appear to have been modernised to provide a more contemporary impression.

3.2 The properties within close proximity of our site are made up of detached, semi-detached and terraced properties.



Surrounding Properties

3.3 There are a row of terraced houses, including the property using the desired access driveway, that neighbour the application site.

3.4 Being an older village, with a large percentage of dwellings likely constructed before the 1900's, many dwellings are of a traditional architectural design that have been adapted.

3.5 Many dwellings in the area have been built / modified to accommodate off-street parking with private driveways and areas for parking due to the lack of space on the lane.

3.6 It is our client's intention to construct the driveway in a sympathetic manner to the surrounding properties, providing vehicular access to the property and thus reducing impact on the highway.

4. Appearance:

4.1 The site layout has been determined by surrounding properties, access and size of the site.

4.2 Hedgerow alongside highway to be removed to provide space and visibility for the drive while retaining the treeline beyond to reduce aesthetic impact.

4.3 Driveway to be formed using a hardstanding material for the first 5m.

5. Community Safety

5.1 According to information available to the general public there has been 8 crimes reported in the vicinity for the month of November 2023. This information has been obtained from the Police website. (www.Police.uk)

5.2 There is very little reason to suggest the inclusion of this access driveway will affect the crime rate reported in the locality.

6. Environmental Sustainability

6.1 Locally sourced hardstanding materials to be used in order to reduce carbon footprint.

7. Conclusion:

7.1 We feel this planning application should be looked favourably upon as we feel there are no justifiable reasons for refusal.

7.2 By agreeing to the implementation of the access driveway on this parcel of land the local authority would reduce the amount of on street parking in the area and reduce traffic congestion on the lane.

7.3 The introduction of new access to the property on the application site is deemed as a good use of land.

Document Prepared by:
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