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Planning Statement



Statement prepared for:

Mr P Robinson
Lower Farm,
Bowling Bank
Isycoed,
Wrexham.
LL13 9RY

Statement required for:

Variation of condition application to amend the Design of a previously approved scheme under application no P/2019/0647.

1. Brief:

1.1 We have been approached by our client to satisfy a landscaping condition and vary the original design from the approved drawings noted on approval P/2019/0647.

1.2 Following the acquisition of the site our client is seeking design alterations to improve the layout and produce a superior end-product for the residential market.

1.3 Design changes which include internal layout changes, garage alterations and driveway additions have been included within our application.

1.4 Following approval of the original application back in 2020 the world has changed with working habits significantly different post covid19**.**

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

2.1 The existing access point into the site is to be retained. This will be a shared access where it meets the highway to avoid unnecessary alterations.

2.2 Isycoed is a small village located right on the border of England/Wales. A primary school is located in Bowling Bank a short distance from the application site. There is also a Church in close proximity to our application site. St Pauls, Isycoed was designated as a Grade II listed building on 20 June 1996, assessed as being "a good example of an earlier C19 church"

2.3 The site has good road links to the town centre of Wrexham & Wrexham industrial estate. Traveling from the application site in a westerly direction the B5130 is accessed off the unnamed road. Vehicle users can then travel along the B5130 in a southern direction and access the industrial estate via Oak Road. Wrexham Town Centre can be accessed in a number of directions, cutting through the industrial estate provides the most direct route to the town centre using Bridge Road & Cefn Road.

2.4 As Isycoed is located on the Welsh/English boarder many locations are easily accessible. A number of employment areas are within a 30min commute of the application site, Wrexham, Chester, Deeside, Oswestry & Whitchurch.

2.5 Ramped access & level access threshold will be provided at the main entrance point of the dwelling with a ground floor WC included within the detailed design ensuring the property will comply with Part M of the current Building Regulations.

2.6 As part of the submitted application we are aiming to provide an additional driveway to serve the superior Unit 2 of the site. Due to the existing hardstanding and position of existing agricultural sheds the addition of this private driveway to improve the amenity and executive nature of the plot will not have a detrimental effect on the surrounding area or application site noted within the red line.

3. Character:

3.1 As per the original permission, the proposal is sympathetic to the existing units and avoids any extended elements to the existing structures on site.

3.2 The proposal respects and fully considers the original openings within the existing barns, retaining openings where possible reducing the number of new windows to the rear elevation from the original approved scheme.

3.2 The proposed alterations remain in line with the Local Planning Guidance Note 3 – Converting Rural Buildings.

3.3 Careful consideration has been given to the ecological gain with the proposed drainage layout which is currently under review with an application submitted to approve conditions under reference no: P/2022/0948.

3.4 The landscaping scheme which has been included in this submission is intended to improve and aesthetically enhance the development. It is intended that the landscaping condition can be removed with this format of varying the original permission.

4. Appearance:

4.1 Roof coverings are to be stripped and refixed using as much of the original slate work as possible, reclaimed slate to be incorporated where defective or damaged slates cannot be reused.

4.2 The lean-to roof structures as noted on drawing R121/006 are to be recovered with a zinc sheeted roof, as per approval P/2019/0647, this is due to the angle of pitch not complying with standards for slated roof covering.

4.3 Brickwork to be re-pointed where necessary, where masonry walls are retained but aren't brickwork as noted on elevations these elevations are to be clad in horizontal timber boards.

4.4 Windows and doors to be a combination of timber windows for the smaller traditional size doors and windows, using aluminium for the larger windows and French doors as noted on the original approval and documented within our supporting plans.

4.5 The proposed garages are to match the appearance of the previously approved car port for units 3-4. The addition of a home office above garages for units 1 & 2 is to support the change in working habits with a majority of people now having to work from home.

4.6 The proposed garages with the addition of a car port to Unit 2 will fit into the overall site sympathetically, with the design and appearance matching those on the previous approval.

4.7 All rooflights are to be conservation style, fixed between roof timbers as opposed to above to ensure the traditional appearance.

4.8 Rainwater goods to all be powder coated aluminium using cast iron profiles.

5. Community Safety

5.1 According to information available to the general public there has been 33 crime reported in the vicinity for the month of January 2023.

5.2 There is very little reason to suggest why the introduction of a new residential dwelling would see an increase in these crime figures.

5.3 With the inclusion of this development to the area natural surveillance would be vastly improved.

6. Environmental Sustainability

6.1 The dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.

6.2 Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.

6.3 The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Conclusion:

7.1 This application is a variation of the previous approval granted in 2020 under application P/2019/0647.

7.2 The intention to add a driveway to plot 2 has security and amenity benefits and will assist in reduction of cars passing one another on a section of shared driveway, having an added benefit to future residence on site.

7.3 The layout changes are seen as improvements allowing the site and dwellings to be maximized, the changes have no detrimental impact on the original approval and should be fully supported by the local authority.

7.4 Garage changes have been made to coincide with working habits post pandemic, the changes have a positive contribution to the scheme.

Document Prepared by:
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on behalf of Blueprint Architectural Services Ltd