PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Planning Design and Access Statement

Proposed first floor balcony with enclosed fixed glazing, roof, bi fold French door and fixed windows

39 Clifton Avenue, Brymbo, Wrexham, LL11 5FS

On Behalf of Peter Healey

Prepared by **Planning By Design Ltd**

Application

Planning By Design (Agent) has been instructed to act on behalf of Peter Healey (Applicant) to submit a planning application to Wrexham Council (Local Planning Authority) for a proposed first floor balcony with enclosed fixed glazing, bi fold French door and fixed windows (The proposal) at 39 Clifton Avenue, Brymbo, Wrexham, LL11 5FS (the site).

A pre-application submission was made by the Applicant, and written advice was received from the Council on 12th September 2024, based on the information provided. It is noted that no elevation drawings were included in the pre-application submission

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this proposal in relation to the site location and evaluate its accordance with National and Local planning policies.

Site Location

The property comprises a semi-detached dwelling located on the southern side of Clifton Avenue. The dwelling is situated within the development limits and benefits from a modest-sized rear curtilage, which includes a rear garden area and an existing paved parking space. The side of the property overlooks an expansive area of grassland which is undeveloped and a green wedge as designated in Proposals Map 5 of the Wrexham Local Development Plan (2023) with views towards Broughton.

As per the council's Local Plan, the site location is not associated with any significant planning constraints or landscape designations, and the surrounding area is characterised by similar residential developments. The proposed development aligns with the area's established character and planning policies, and the property is well-served by local amenities, transport links, and infrastructure.

Proposed Development

The proposed development is for the erection of a first-floor balcony on the side elevation of the dwelling, including enclosed fixed glazing, a roof, bi-fold French doors, and fixed windows. The balcony is steel framed and sits 2.5m from the ground to the first floor, measuring 4m in width and 1m in depth. The balcony will be enclosed with a 1.1m high railing with fixed glazed panels and an overhead tiled roof to match the existing roof structure.

The proposed access to the balcony is via a French door which will allow the occupant access through the first-floor bedroom. Either side of the French door is two windows to match the door and the remaining window fenestration of the house. The purpose of the balcony is to provide the applicant with additional outdoor amenity space for the

enjoyment of their home and also provide much needed natural light into the stairs, land area, and in particular, bedroom 3 of the property.

The proposed materials are intended to be sympathetic to the existing property to ensure that it is in line with the existing design of the property. The use of glass will minimise the appearance of the balcony and the French door and windows will match the existing fenestration of the dwelling.



Figure 1: Proposed Front and Side Elevation

Planning History

There have been two applications of relevance at the site:

- P/2009/0485 Erection of 120 no. Two, three and four bed residential dwellings (plot substitution for dwellings outstanding pursuant to planning permission ref: P/2006/1065) – Granted 24/11/2009
- P/2006/1065 – Residential Development (197dwellings) and associated works – Granted 27/06/2007

Planning Policy

The following policy and guidance documents are recognised as material considerations for the decision of the associated application at the site location.

National Policy

- Future Wales – The National Plan 2040
- Planning Policy Wales Edition 12 (2024) PPW12

- Technical Advice Note (TAN) 5 Nature and Conservation and Planning (2009)
- TAN 12 Design (2016)
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Wrexham Local Development Plan (2023)

- Policy SP2: Location of Development
- Policy SP14: Natural Environment
- Policy DM1: Development Management Considerations
- Policy T1: Managing transport impacts
- Local Planning Guidance Notes (LPG) No.16: Parking
- Local Planning Guidance Notes No.20: House Extensions
- Local Planning Guidance Notes No.21: Space around Dwellings
- Local Planning Guidance Notes No.30: Design

National Planning Policy

PPW12 introduces the concept of placemaking whose positive implementation through good design is to ensure people and community well-being.

Page 7 states: "Sustainable Development" means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.

Analysis: *The proposal will positively contribute to all three pillars of sustainability and placemaking outlined in the PPW12. From a social perspective, the proposal will provide additional amenity space, with welcoming views for the enjoyment of the residents. From an Environmental perspective, the proposal will not erode the landscape character, or impact on any protected species. Economically, the proposal will help stimulate economic activity at a local level as local fitters and suppliers will be sought following planning approval.*

PPW12 states that good design is fundamental to achieving sustainable places and is not simply about the architecture of a building or development but the relationship between all elements of the natural and built environment and between people and places.

Analysis: *The proposal will lead to the creation of a useful and well design addition to the main dwellinghouse leading to an additional amenity space for the occupants of this dwelling. The character of the proposal is an appropriate addition to the dwelling and matches the existing materials at the site, and by virtue of its side location, will not erode the visual amenity of the site, wider streetscape. It will not detract from the character of the dwellinghouse. The proposal will also have no significant impact upon neighbouring occupiers or the wider area. Thus, ensuring a good relationship between all elements of the natural and built environment and between people and places.*

Local Planning Policy

Policy DM1 of the Wrexham Local Development Plan outlines the general requirements for development in the county and is informed by TAN 12. In summary Policy DM1 emphasises that development proposals must enhance or complement the character, local distinctiveness, and appearance of the site and its surroundings. This includes considerations such as the siting, layout, scale, height, design, use of materials, and landscaping. Developments must be well-integrated into the existing environment and ensure that they do not negatively impact the visual amenity of the area. In addition, the design should promote high-quality, sustainable solutions that meet local needs while respecting the built and natural surroundings. The overall aim is to ensure that new developments contribute positively to the area's character and create functional, attractive, and sustainable spaces.

Planning Assessment

The proposed first-floor balcony at 39 Clifton Avenue, Brymbo, has been designed in response to the residential needs of the property, while considering the local planning policies and guidance. In line with the **Wrexham Local Development Plan (2023)** and **Local Planning Guidance Notes**, the proposal has been carefully considered to ensure that it respects the visual character of the locality and does not cause harm to the amenity of neighbouring properties.

This application raises the following planning considerations:

1. Impact on character and appearance of the area
2. Impact on amenity of neighbours and host dwelling

Principle of Development

The planning officer's comments confirm that the principle of a balcony on a residential dwelling is generally acceptable, especially within an established residential area like Brymbo. The proposal is in keeping with the intended residential function of the site, where extensions or modifications to existing properties are common. As the property is located in a quiet residential area, the introduction of a balcony would not result in significant harm to the broader character of the locality. The officer's comment about the lack of similar balconies in the immediate vicinity has been acknowledged; however, the proposed development is not out of character in the context of modern residential extensions and adds functional outdoor space for the occupiers without significantly altering the overall streetscape.

Furthermore, Policy SP2 supports residential development in established residential areas, and the proposed balcony aligns with this objective. The balcony is not intended to change the primary nature of the property or its use, making the principle of development acceptable in this context.

Design and Visual Impact

The officer's view that the proposed balcony may have a visual impact on the street scene is noted. However, it is important to highlight that the balcony is proposed on a side elevation, which is relatively inconspicuous in the broader streetscape. This side elevation is currently blank, with no prominent features facing the street or neighbouring dwellings, ensuring that the visual impact on Clifton Avenue and the surrounding area is minimal. The design of the balcony incorporates appropriate materials, including steel posts and fixed glazing, which will blend with the existing property's appearance.

As noted in the officer's comments, the balcony is set back from the principal elevation, mitigating any potential negative effects on the character of the property and surrounding area. While the development is visible, it will not dominate the streetscape or overlook any main road. The site is located at the North end of Clifton Avenue, a quiet residential road, and given its position, the proposed balcony is not a prominent feature, ensuring it does not appear incongruous within the wider setting of the area. There will be limited impact on the streetscape and therefore the proposal is acceptable.

The proposal complies with Local Planning Guidance No.30: Design, which encourages well-designed and functional additions to residential properties. The modest scale and design of the proposed balcony will contribute positively to the property without being visually incongruous or out of keeping with the surrounding area. The quiet nature of the road further supports the idea that the development can be considered acceptable despite the lack of similar features in the immediate vicinity.

Impact on Neighbouring Amenity

The proposed balcony will not cause harm to the amenity of neighbouring properties, which is a key consideration under Policy DM1. As the balcony is situated on the side elevation and does not overlook neighbouring properties or private amenity spaces, it will not result in issues of overbearing impact, loss of light, or loss of privacy. The officer's assessment that the balcony will not cause harm to neighbouring residents in terms of these factors is supported by the design, which incorporates fixed glazing and a roof to ensure privacy for both the occupants and neighbouring properties.

The balcony is set back from the side boundary, further reducing any potential visual impact on neighbouring properties. The careful placement and design ensure that no adverse effects on residential amenity will result from the development, in compliance with Local Planning Guidance No.21: Space Around Dwellings, which seeks to maintain adequate spacing between properties to safeguard privacy and amenity.

Conclusion

In light of the planning officer's comments and the proposed design, the development is considered to be policy-compliant. The principle of the development is acceptable within a residential area, as it does not conflict with the local planning framework. The visual impact on the street scene is minimal, given the careful positioning of the balcony on a side elevation, and it respects the existing character of the area. Additionally, the development does not harm the amenity of neighbouring properties, as there are no significant issues regarding privacy, overshadowing, or loss of light. Therefore, the proposal is in line with the Wrexham Local Development Plan (2023), Local Planning Guidance, and national planning policies.

We kindly request the Council supports this application.