

Project: **Proposed New Dwelling On Land at Hillcrest, Penley**

Date of Statement: **08th September 2023**

Supporting Planning Statement for

**New Dwelling at
Land at Hillcrest
Penley
Wrexham
LL13 0JR**

Prepared by JIG Architects Ltd.

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GENERAL POINTS TO ASSIST WITH A POSITIVE OUTCOME

It is our client's intention to request appropriate Full Permission associated with the proposed new 2 storey dwelling that meets the character of the existing Hillcrest vernacular. The proposed dwelling will be so constructed utilising appropriate and sustainable materials, be environmentally friendly and fully in accordance with the stringent requirements of current Conservation of Fuel and Power regulations.

The proposed siting of the dwelling would be such not to cause any detrimental effect on any adjacent properties and would accord in all respects to 'Space About Dwellings' criterion. Sufficient amenity space will be maintained, with appropriate and more private spaces to the rear of the dwelling.

In all instances, the proposal for the site will accord in all respects to the ecological standards.

In relation to relevant policies associated with such as scheme/Full Planning Application are as follows:

- Wrexham Unitary Development Plan
- Strategic Policies, PS1, PS2, PS3, PS4, PS12
- General Development Principles GDP1
- Environment and Conservation EC4, EC13
- Housing Policy H2
- National Planning Policy Framework (NPPF)

In addition to the aforementioned Policies, references should be made to Local Planning Guidance Notes 7, 16, 17, 21

Based on the above and proposals for the site, it should therefore be acceptable and in line with current Policies.

Specific to 'Space About Dwellings' Criterion, the site proposals do not have significant impact on any residential amenity, nor, would the proposal have any adverse impact on health and quality of life. Therefore, it should be considered in all respects to conform to Local Planning Guidance Note 21

The proposed scheme would utilise the existing benefit of the main access off Hillcrest, to the site. As clearly noted on the proposed site Plan, the garage structure would be so located to the front of the site, in keeping with adjacent properties. It should therefore be considered that the proposed development would not have any adverse impact on highway safety in accordance with LPG Note 21

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Toward conclusion, the proposed scheme for the new dwelling should be considered and deemed acceptable in principle. Further and as previously noted, the proposal is in keeping with the scale, character, and general appearance of its surroundings. It does not offer any impacts to the health and quality of life including residential amenity and would not cause any detrimental impact to highway safety. It would accord to relevant Planning Policies and retained provisions to the NPPF and should be approved with relevant conditions where necessary.