



Parker Planning

POSITIVE PLANNING SOLUTIONS

Planning Statement

Proposal: Change of use of grassland to garden area within the curtilage of the existing dwelling and erection of a garage.

Location: The Old Croft, Green Street, Holt, Wrexham, LL13 9JF

1.0 Introduction

- 1.1 This Planning Statement has been prepared in support of a planning application for change of use of grassland to be incorporated as garden area within the residential curtilage of the Old Croft, Holt, Wrexham and includes the erection of a garage. There is a section (paras 6.6 – 6.8) on green infrastructure, which is a statement required by the recent changes to Chapter 6 of Planning Policy Wales (PPW). The purpose of this Statement is to set out how the proposal is in accordance with the PPW and relevant adopted planning policies. The current Development Plan is the Wrexham Local Development Plan (LDP) adopted on 20/12/23 and covers the period 2013 to 2028.

2.0 Proposal

- 2.1 The proposal relates to a piece of land within the residential curtilage of the Old Croft, Holt, which has recently been granted planning permission for demolition of existing extensions and the erection of a rear extension and reconstruction of a front porch (P/2023/0076). There were conditions attached to the approval relating to materials, landscaping, an archaeological watching brief and ecology and a current application to discharge these conditions is pending (P/2024/0012).
- 2.2 The piece of land subject of this application has historically been used as part of the garden. However, as part of the assessment of the previous application (P/2023/0076) the case officer stated that the land was not authorised garden land. As such, the purpose of this application is to include the land within the residential curtilage and for the erection of a garage.

3.0 Planning history

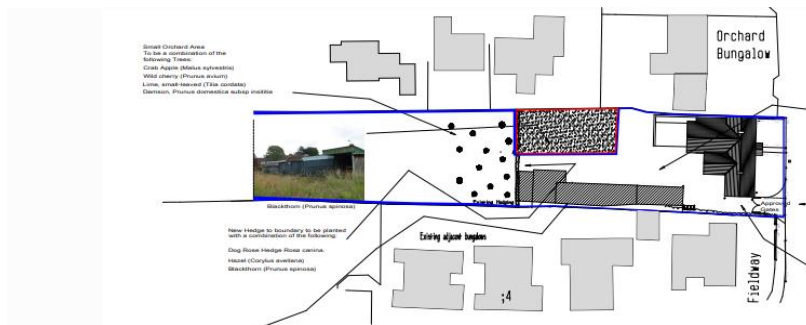
P/2023/0076 – Demolition of existing extensions and erection of rear extension and reconstructions of front porch, approved, 22.11.2023

P/2024/0012 – Discharge of conditions 3, 4 (materials), 6 (landscaping), 11 (watching brief) and 13 (biodiversity) of planning permission p/2023/0076, currently pending.

4.0 Site

- 4.1 The site is located within the settlement boundary of Holt as shown on Inset 23 of the proposals map of the LDP and is within a Conservation Area. The site comprises a dwelling fronting onto Green Street and is set within a large plot, extending to a paddock at the rear of the site. The paddock was previously cultivated and used as a market garden, with the outbuildings on the site used to sell the produce. The paddock will remain undeveloped as open grassed land with proposed new planting, with the rest of the site in residential use as existing. The outbuildings are in a poor state of repair and will be demolished as set out in approval P/2023/0076. The erection of the proposed garage will take up a reduced footprint when compared to the existing outbuildings albeit located in a different area on the site.

The image below is the proposed site plan showing the area of land in red:



The images below show the site area in context:

Image 1: View from the rear of the dwelling.



Image 2: View from the paddock to the rear of the dwelling.



Image 3: View to the side boundary.



5.0 Planning Policy

Adopted Wrexham Local Development Plan (LDP) 2013 – 2028

Policy DM1 - Development Management Considerations

5.1 Policy DM1 states that all development proposals, where relevant, must:

- a) Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of its siting, layout, scale, height, design, density, use of materials and landscaping;
- b) Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking; and provides a satisfactory standard of amenity for the occupiers/users of the development itself;
- c) Safeguard the environment from the adverse effects of pollution of water, land, light or air, or land instability, arising from development;
- d) Take account of personal and community safety and security in its design and layout
- e) Be safely and conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car;
- f) Not give rise to parking or highway safety problems on site or in the locality;
- g) Maximise sustainable travel choices first and then provides for car related needs;
- h) Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;
- i) Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;
- j) Consider the needs of a diverse population including those with protected characteristics such as age or disability;
- k) On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and
- l) Ensure that any risks arising from past coal mining, as indicated on the proposals map, can be adequately managed

Policy SP12: Design Principles and Masterplanning Framework

- 5.2 Development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places and must demonstrate how they have taken account of the local characteristics of surrounding areas and how design will enhance the quality of the built and natural environment

Policy SP15: Historic and Cultural Environment

- 5.3 This policy states that development will only be supported where it conserves, protects, preserves or enhances the cultural and historic assets of the County Borough and their setting.

Policy SP19: Green Infrastructure

- 5.4 This policy seeks to protect, conserve and enhance natural heritage networks and states development will be required to maintain the extent, quality and connectivity of multifunctional green infrastructure on or near a site.

6.0 Assessment

Character and Visual Amenity

- 6.1 The principle of the development within the settlement is acceptable. The site is within Holt Conservation Area and it is noted for the previous approval (P/2023/0076) that the Conservation Officer had no objection to the extensions and commented *“The scheme has been through several revisions and changes to that originally submitted, and it is now at a point where we have no objections and hope that the refurbishment work can proceed and safeguard this now vulnerable building”*.
- 6.2 The area is predominantly residential in character with a mix of dwellings that vary in age, design, scale and appearance. The Old Croft is one of the older properties in the area dating c.1850 and benefits from its siting within a large plot extending far back at the rear. The area of land as shown in the images above is grassed and has the appearance of garden area. The application site would effectively ‘square off’ the rear garden with the paddock retaining its appearance as being separate from the residential curtilage.
- 6.3 The proposed garage will be finished in the same brick as the materials to be used in the approved extensions to the dwelling. Details of these materials are subject of the discharge of condition application P/2024/0012 and are considered to complement the existing dwelling. The garage will be sited adjacent to the shared boundary, which is landscaped with high hedging. The hedges will be retained and serve as screening between the site and the adjacent property. The scale of the proposed garage is considered acceptable on the plot and is designed with a pitched roof that slopes away from the shared boundary.

- 6.4 The proposed garage will not be visible from the road frontage. The finished materials, scale and appearance will not detract from the character of the original dwelling, the character of the Conservation area or area in general. As such, the use of the land for residential purposes and the siting of the domestic garage is in keeping with the prevailing residential character of the area with no detrimental impact on the visual amenity of the area. The proposal is therefore in accordance with LDP Policies DM1, SP12 and SP15.

Residential Amenity

- 6.5 The proposed use as garden area will have no detrimental impact in terms of the residential amenity of the adjacent dwelling, as gardens located next to each other is a common feature in a residential area. Garages are also a common feature in residential gardens and in the immediate area. The siting and scale of the proposed garage would not appear incongruous or dominant to result in any harm to the detriment of the occupiers of the adjacent dwelling, Orchard Cottage. The proposal accords with criterion b) of Policy DM1.

Green Infrastructure Statement

- 6.6 The Minister for Climate Change, in their letter to Chief Planning Officers dated 11th October 2023 highlighted the essential role that the planning system must play in meeting the challenges laid down by the Global Biodiversity Framework agreed at COP15, the Biodiversity Deep Dive recommendations developed in response to this and in continuing to fulfil the Section 6 duty to maintain and enhance biodiversity and the resilience of ecosystems in Wales. In advance of an updated Planning Policy Wales (PPW) Chapter 6 of PPW11 has been amended with regards to green infrastructure, net benefit for biodiversity, the protection afforded to Sites of Special Scientific Interest (SSSI) and trees and woodlands.
- 6.7 One key change at para 6.2.5 of Chapter 6, states the requirement for all planning applications to be submitted with a 'Green Infrastructure Statement', which should describe how green infrastructure has been incorporated into the proposal. The statement should be proportionate to the scale and nature of the proposed development.
- 6.8 The site is not within any protected areas in terms of nature conservation or SSSI. No trees or hedges will be removed as part of the proposal with the existing side boundary hedgerow being retained and unaffected by the proposal. The scale of the proposal is minor. However, it is proposed to provide enhancement measures that will result in a net benefit for biodiversity (NBB). There are existing hedges within the paddock and it is proposed to plant further hedges in this area, please refer to the proposed site plan. In addition, trees comprising crab apple, wild cherry, lime and damson will be planted to form an orchard area with a view of attracting, birds, bees, insects and butterflies. To complement this, bird boxes will be installed on the proposed garage and bat bricks incorporated into the facing brickwork. A landscaping scheme has been submitted as part of the application to discharge the conditions (P/2024/0012) attached to approval P/2023/0076.

- 6.9 The enhancements will result in net benefits for biodiversity serving to improve the green infrastructure network. It is considered that the proposal proportionally meets the identified requirements in its consideration of ecological and biodiversity issues. The proposal is considered to be in accordance with Chapter 6 of Planning Policy Wales and LDP policy SP19.

7.0 Conclusion

- 7.1 The proposal is considered to be an appropriate development in this area that is compatible with the site location and surroundings. There will be no detrimental impact on the character of Holt Conservation Area or the visual amenity of the area in general. There would be no harmful effect on the occupiers of adjacent properties. The enhancement measures to the green infrastructure would result in a net benefit for biodiversity. Accordingly, there is no conflict with adopted LDP Policies DM1, SP15 or SP19. Therefore, taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.