

Design & Access Statement and Planning Report

Construction of two storey extension

At Corner Holding, Tybroughton, near Whitchurch, SY13 3BH

Site Overview

Applicant [REDACTED]

Date March 2024

Site Corner Holding, Tyrbroughton,
SY13 3BH

Project Proposed residential extension

Prepared By Holly Walker MRICS Chartered
Surveyor

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Purpose of this Statement

Peter Richards and Co. have been instructed by [REDACTED]
[REDACTED] to seek permission to extend their home, Corner Holding.

This statement provides background information on the applicant's proposal, and how it is in accordance with both national and local planning policies.

This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

Background & Justification

Corner Holding has sentimental value to the applicants, as it was historically owned by [REDACTED]. In 2013, the applicants moved to the property, and they proceeded to modify the dwelling.

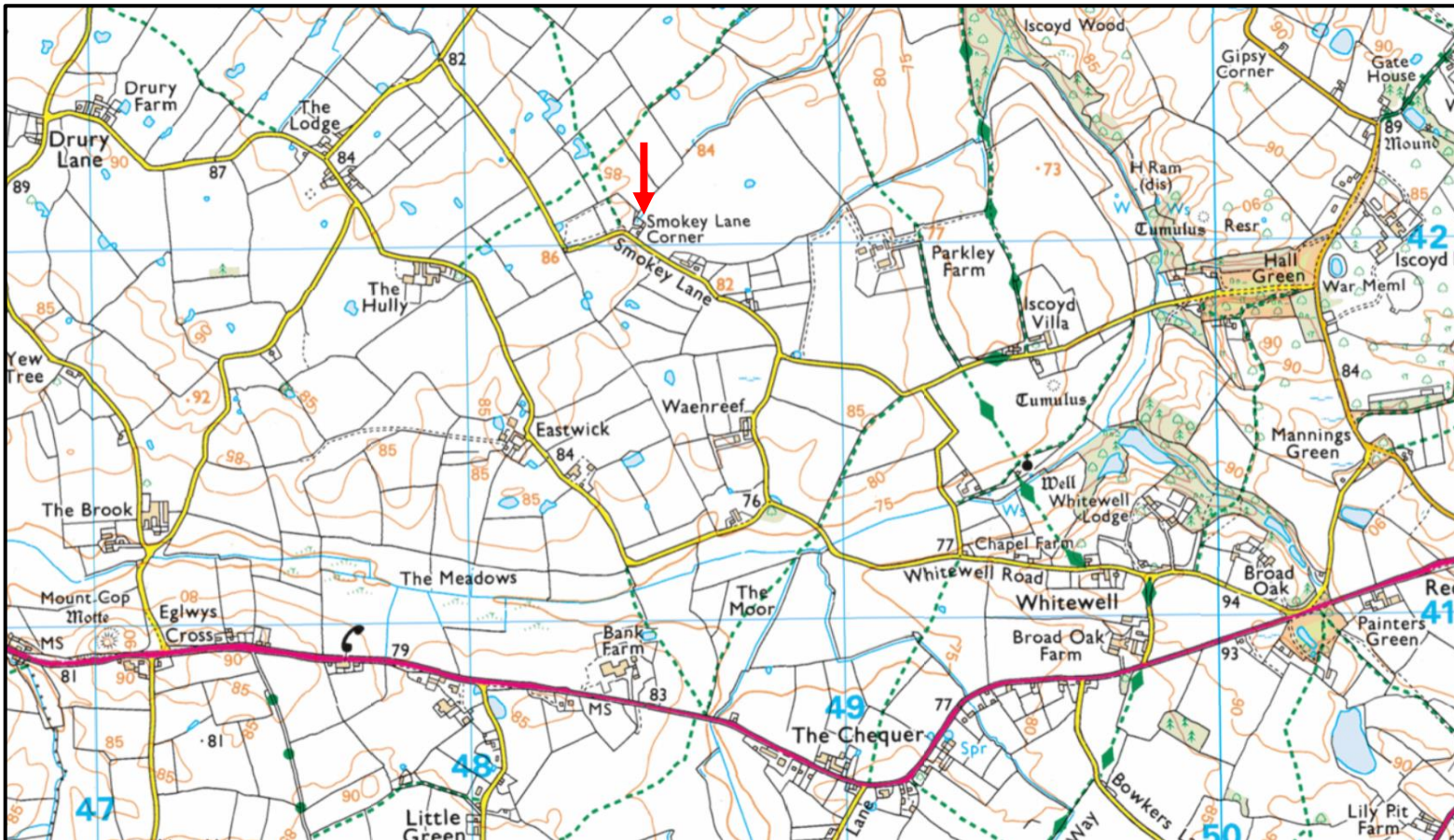
The applicants have a busy household with young children alongside both operating their own businesses locally which means they require space to utilise their home for working. As such, the applicants need to make the property inter-generational and suitable for everyone living and working at the house.

The proposed extension will facilitate suitable space for the family's lifestyle. [REDACTED] works in agriculture and the family stable horses at Corner Holding, it means they need suitable space to change from outdoor clothes is required.

The proposal will improve their home to suit their families need whilst reflecting the traditional style of the dwelling and complement its surroundings.

Site Location & Context

Corner Holding is located in the rural settlement of Tybroughton, close to Whitewell.



Rear Extension

The ground floor will see a dedicated space for dirty boots / hand washing etc. and a reconfiguration of the existing utility room to form a laundry away from boot room area.

Upstairs the family bathroom will be reconfigured to afford storage for linens, towels etc. which is limited in the existing layout due to the lowered eaves resulting in limited head heights for tall storage cupboards and wardrobes etc.

This extension includes a gable feature to complement the style of the property.



Proposed Development



CGI Modelled image of rear elevation

Proposed Development



Side Extension

The proposal will see the development of a side entrance and sunroom better allowing informal access to the garden for amenity alongside affording a 'working' entrance to the rear. First floor space of the rear extension is proposed to accommodate en-suite bathrooms, providing a shower and WC for bedrooms 2 and 3.

The triangular dormers reflect the existing dormer features of the property.



Planning Policy Context

Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”

Local Plan

The Development Plan for the application site, which is located in Wrexham Council’s jurisdiction will be considered under the Wrexham Local Development Plan (2013 – 2038) which was adopted in December 2023.

Other Guidance

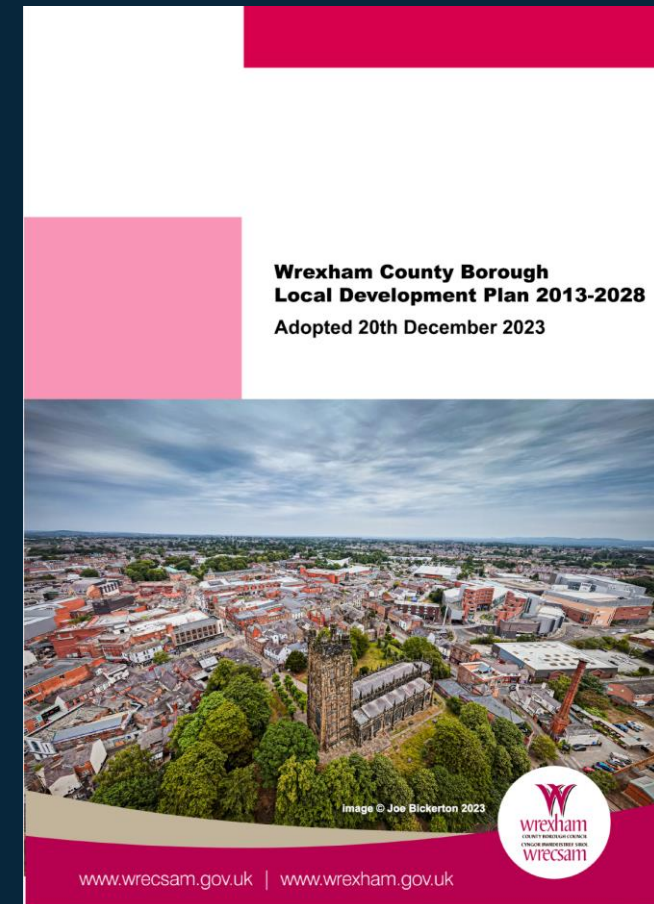
Wrexham Council have several Local Planning Guidance Documents. Guidance note No. 20 relates to extensions.

Planning Appraisal

Wrexham County Local Development Plan 2013 – 2038: Adopted 20th December 2023

Relevant Policies include;

- DM1: Development Management Considerations
 - Development should accord and enhance the character of the local area
 - Development should not have an unacceptable level of amenity
 - Development should not impact upon the highway network
 - Development should not negatively impact local drainage or cause flooding
- SP12: Design Principles and Masterplanning Framework:
 - *All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment*
- NE3: Trees, Woodlands and Hedgerows
 - It is confirmed that the works can be done without impacting any vegetation, existing or approved at Corner Holding



Planning Appraisal

Local Planning Guidance Note 20 – Domestic Extensions provides relevant guidance;

- *it is always important to consider the specific character of the building to be extended and to take account of the context of the property. Extensions should reflect the existing dwelling and should retain the character, scale, design and materials of the original property, with existing details such as window shape and design and decorative ridge tiles repeated where possible, and similar materials used;*

The proposed extensions reflects the existing dwelling with the rear extension reflecting the gable features on the rear of the property. The side extension has triangular dormer features and will have attractive brick corbelled gables.

- *the size and scale of the resulting extension should not over-dominate the existing dwelling;*

It is not considered that the extension would dominate the existing dwelling and is subservient in terms of massing and scale. The front elevation will still be characterised by two large front gables.

- *in order to be in scale, the roof of the proposed extension should not be higher than the existing dwelling, and the pitch, angles and materials should match those of the existing dwelling; sometimes a lower ridge line will allow the extension to remain in scale with the existing;*

The proposed extensions will not be higher than the current dwelling.

Planning Appraisal

- *the extension should leave a minimum of 50 square metres of usable private garden space within the boundary of the site, (30 square metres in the case of small houses accommodating up to 2 people, 10 square metres in the case of flats and maisonettes). Exceptions may be made in the case of older terraced properties where basic facilities such as kitchens or bathrooms are required and cannot be provided within the existing property;*

The domestic curtilage is large and leaves sufficient amenity space unaffected.

- *extensions should not result in the loss of parking spaces if this would result in road safety or congestion problems. In order to reduce on street parking, parking may be acceptable in the front garden to maintain adequate provision, (usually two spaces) but only where sufficient landscaping and garden remains to protect the character of the area and reduce the visual effect of the development;*

All parking and turning remains unchanged and will be unaffected by the proposal.

Rear extensions special guidelines

- *Rear extensions, including conservatories, should not dominate, nor materially alter, the existing levels of sunlight, privacy and daylight to adjoining properties.*

The proposed extension will not be in the proximity of the boundary of the domestic curtilage and has no immediate neighbours.

- *Any extensions within one metre of the boundary will normally be limited to a maximum of 3.5 metres in length. For every additional metre from the boundary this can be increased by one metre.*

The works will not be in the proximity of the boundary of the domestic curtilage.

Material Considerations

Biodiversity

Ecology enhancements are proposed as part of the development, provision of additional bird boxes are detailed right;

Site images show that the development will be undertaken on an area of existing managed lawn / patio / amenity space so there will be no loss of habitat.



- Swift Brick
- Swallow Cup
- Sparrow Terrace

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Material Considerations

Visual Impact

It is acknowledged that a key concern in the countryside is the impact of development on the character and setting of the area. As described within 'Proposed Development' section of this report the extensions have been design to be modest in scale and reflect the character of the dwelling by using the same style and fenestration details.

Modelled images have been prepared to illustrate the appearance of the proposed extension. The overall appearance of the dwelling would not change significantly, and it would still be read as a characterful property with two protruding front gables on the principal elevation.



Site Photos



Conclusion

**Peter
Richards
& Co.**

Peter Richards & Co.

01948 840309

www.peterrichardsproperty.com

peter@peterrichardsonline.co.uk

Crabtree Farm, Prees Heath,

Whitchurch SY13 3JY

The proposed extension to Corner Holding will improve the function of this family home without being detrimental of the character and scale of the property.

The development has been assessed against Technical Guidance from Wrexham Borough Council regarding domestic extensions to confirm the proposal would meet planning guidance. The use of modelled images aids assessment of the proposal and confirms the proposed works will complement the existing property and will not be visually intrusive.

It is politely requested that this application to extend Corner Holding is looked on favourably by Wrexham Borough Council.