

## **Blueprint Architectural Services Ltd**

Office 3K4, Redwither Tower, Redwither Business Park, Wrexham. LL13 9XT

Tel: 01978 356500

[design@blueprintarchitectural.com](mailto:design@blueprintarchitectural.com)

[www.blueprintarchitectural.com](http://www.blueprintarchitectural.com)

## **Planning Statement**



### **Statement prepared for:**

[REDACTED]

The Bungalow  
Ferndale Garden Centre  
Berse Road  
Caego  
Wrexham  
LL11 6TP

### **Statement required for:**

Proposed vehicular access at The Bungalow, Ferndale Garden Centre, Berse Road, Caego, Wrexham.  
LL11 6TP

## **1.0 Brief**

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of [REDACTED] support the application at the property.
- 1.2** Firstly, Blueprints team conducted a site survey to obtain dimensions relating to the works that have been carried out.
- 1.3** The results from the survey and proposed plans were sent to the Local Authority as part of a planning enquiry that was submitted by the client prior to our involvement in the project.
- 1.4** The planning enquiry response ENQ/2023/0089 was sent to us on the 21/12/2023 advising a planning application is required with ample parking turning and visibility splays provided.
- 1.5** The purpose of this document is to highlight the benefits the proposed access will provide to this residential dwelling.

## **2.0 Economic Context**

- 2.1** Access to the dwelling is currently served across the commercial business Ferndale Garden Centre. This poses a security risk with members of the public able to access the property by means of the car parking area serving the business.
- 2.2** The proposal to provide a separate residential access point to the dwelling is a logical solution to an issue which is highlighted above. Economically the access will enhance the business area ensuring no residential access is provided through the site.
- 2.3** Should the situation arise and the commercial business stop trading, access to the residential bungalow is retained and will not be affected by the closure of the Garden Centre.

## 3.0 Appearance

- 3.1** The proposed access point will enhance the street scene, with the addition of planting to the property's frontage as part of a NBB scheme for the site.
- 3.2** A formal vehicular access point serving the bungalow is what you'd expect in terms of the visual impact of properties on their surroundings as opposed to an access through an adjacent site.
- 3.3** The implementation of the access will have a positive contribution to local area, the access will be finished with a hardbound finish for a minimum distance of 5m from the face of the highway in conjunction with WCBC highways standards.

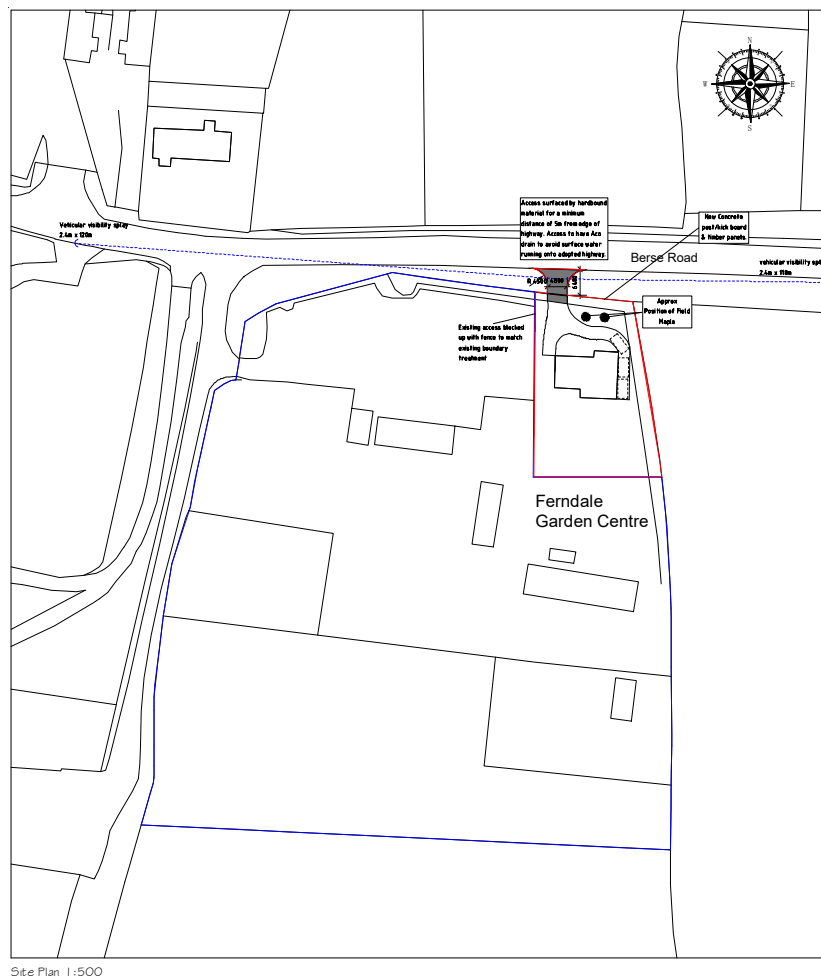


Figure 1.1- Planning Site Plan.

- 3.4** Gates would be installed at the boundary of the property to provide security for the occupants of the dwelling, aesthetically this will add to the visual addition of the access and create interest to the street scene.

## **4.0 Community Safety**

**4.1** According to information available to the general public, there has been 36 crimes reported in the vicinity for the month of November 2023. This information has been obtained from the Police website ([www.police.co.uk](http://www.police.co.uk)).

**4.2** There is very little reason to suggest why the addition of the access would see an increase in these figures.

**4.3** The new access and closure of the through access point from Ferndale Garden Centre is seen as a vast improvement to security and will benefit community safety.

## **5.0 Conclusion**

**5.1** We feel this application to site should be looked favourably upon and granted permission as we feel there are no justifiable reasons for refusal, planning enq ENQ/2023/0089 suggests there are no objections in principle.

**5.2** With the addition of the turning area and denotation of parking for 3 vehicles feedback from Highways has been addressed and should be fully supported with all the relevant agreements in place to form the access as noted in their response ET/DC/DB/ENQ/2023/0089.

**5.3** We trust that the information contained within this statement together with our supporting drawing provides the Local Authority with justification to make a positive recommendation on the proposal put forward for the new access.

*Document Prepared by:  
Dafydd John Edwards (ACIOB)  
Senior Architectural Technician  
on behalf of Blueprint Architectural Services Ltd*